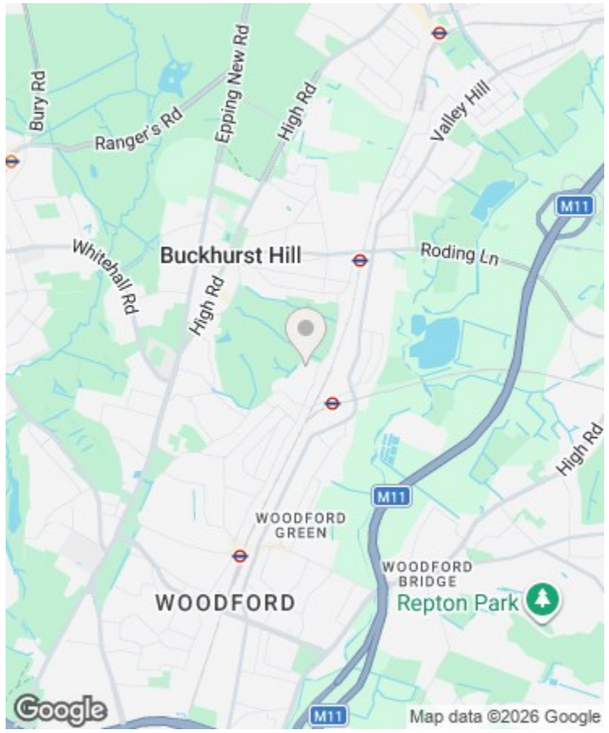


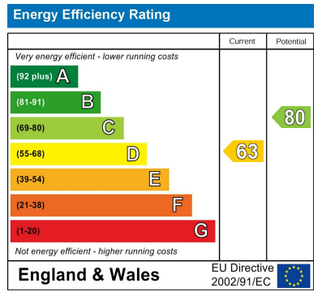
Directions

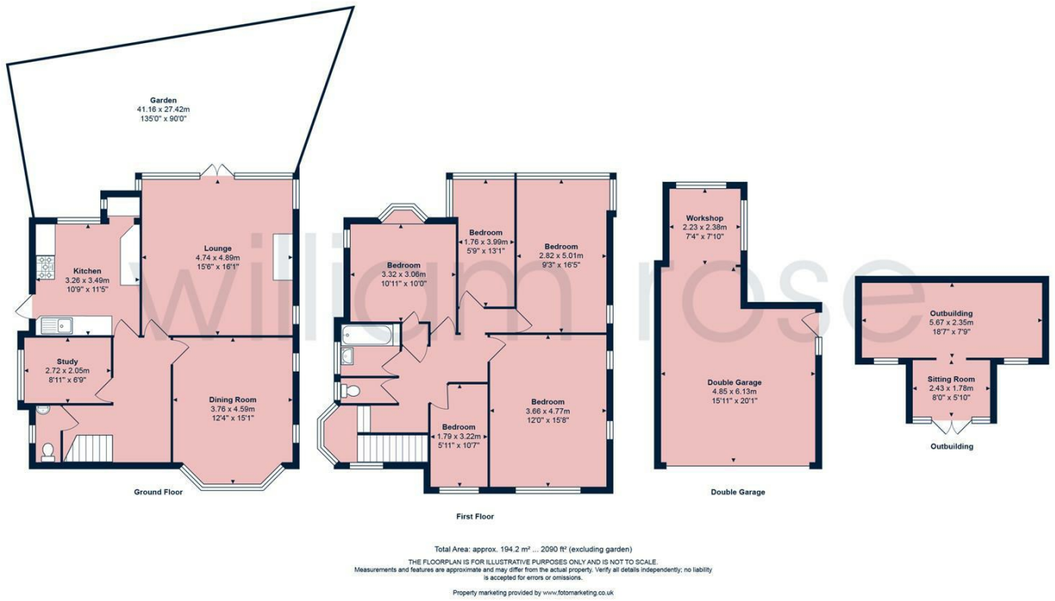
Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

D





william rose

7 Field Close, Buckhurst Hill, IG9 5AQ

Guide Price £1,500,000

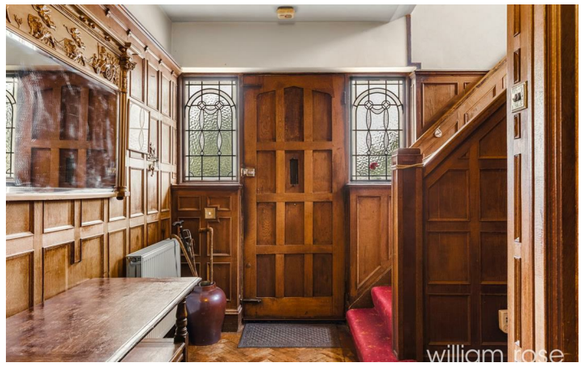
- *SOLD BY WILLIAM ROSE*
- Planning permission granted to extend
- Close to popular schooling
- Private gate into Knighton Woods (Epping Forest)
- Walk to Central Line, Buckhurst Hill & Woodford
- Prestigious, quiet cul-de-sac
- Original 1930s parquet, oak panelling & Delft shelves
- Large, private garden with orchard & ponds
- Summerhouse,, garage, workshop & former bomb shelter
- Rare to the market

475 High Road, Woodford Green, Essex, IG8 0XE
02085042440
sales@william-rose.com
https://www.william-rose.com/

7 Field Close, Buckhurst Hill IG9 5AQ

Guide Price £1,500,000 - £1,750,000 This eye catching five bedroom house is tucked away in Field Close which is a peaceful, safe and friendly cul-de-sac, widely regarded as one of Buckhurst and Woodford Green's premier residential roads

5 | 1 | 3 | D | Council Tax Band: G



With only ten houses, there is very little traffic, making it especially safe for children. The property has been in the same family for over 60 years, a testament to the warmth and charm of this much-loved home.
Built in 1937, this detached five-bedroom house sits on a substantial and unique plot, unlike anything else in the surrounding area, and offers exceptional potential. Planning permission has already been granted for a two-storey side and rear extension, allowing the buyer to create a spectacular modern family home in a traditional setting, and giving a substantial increase in floor area from an existing 2090 ft2 to a new total of 4,500 ft2.

Inside, the property retains many original 1930s features, including parquet flooring, oak panelling, and delft shelves. The ground floor comprises a large, welcoming entrance hall, a lounge with bay window overlooking the front aspect, a large rear reception room with garden views, a study, WC and kitchen. Upstairs, there are five bedrooms, a family bathroom and separate WC. The house is notably light, with large windows – many rooms benefitting from dual aspects – and the front garden is south-facing, making the front rooms bright and sunny throughout the day. A large detached double garage, workshop and off-street parking add further convenience, while the very large attic is boarded, providing excellent storage.

It is, however, the garden that makes this property truly extraordinary. Stretching far beyond the house, it includes an apple orchard, mature shrubbery, sweeping lawns, two small ponds, a shed, an outbuilding and a large summerhouse. At the centre of the garden is the site of the original 'cinder' tennis court, currently laid to lawn but with potential to be reinstated. The charming summerhouse (originally a tennis pavilion) could easily become a stylish, south-facing home office, gym, games room or bar. The corner outbuilding, originally built as an air raid shelter, could be adapted to create a sauna, wine cellar or additional storage, or with the addition of a window, could be transformed into a home office or gym.

The garden backs directly onto protected woodland, creating complete privacy and a wonderful sense of tranquillity. A private gate leads directly into Knighton Woods, part of Epping Forest and one of the area's hidden gems, stunning in every season. From here, a woodland walk to Queen's Road takes around 10 minutes, Knighton Lake 15 minutes, and the 15-minute walk to Buckhurst Hill station can be mostly through the forest. In Queen's Road, known locally as 'the village', you'll find a large Waitrose, independent shops and a vibrant café culture.

Field Close offers the perfect balance of privacy, convenience and nature. Woodford Broadway and Queen's Road are both close by, offering a wide range of amenities and shops. For commuters, the Central Line stations are within easy walking distance, and the M11 and M25 are also nearby. Families will also appreciate the excellent choice of highly regarded private and state schools in the local area.
This chain-free property is a rare opportunity to purchase a home on such a lovely plot, a place where you can renovate, extend and create a truly exceptional family residence, all while enjoying a uniquely private garden with direct access to the forest.

Planning

Three CGI images are included in the marketing photos, showing the house with the proposed extension. Also include the drawings in the floor plans to clearly highlight the planning and layout potential.

A word from the owner
'We had a magical childhood here, climbing in the apple trees, playing badminton and tennis in the garden, making camps in the summerhouse and roaming in Knighton Woods. With a gate straight into the forest it felt like our own private woodland, full of ancient oaks and majestic beech trees, and so beautiful all year round The house has a wonderful, calm presence. All you can see from the rooms at the back is the garden and the trees in the forest - it's so relaxing'

Property Information / Disclaimer

FREEHOLD
EPC Rating: D
Council Tax Band: Epping Forest G

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.