



Broadstrood, Loughton

Offers In Excess Of £1,550,000 Freehold

- Loughton's exclusive Goldings Manor Estate
- Three bathrooms
- Being sold Chain Free
- Modern kitchen with large, separate utility
- 2,675 Square foot of accommodation
- Four double bedroom detached home
- Three receptions & dedicated home office
- Carriage driveway and Integral garage
- Two ground floor W.C's
- South/Westerly rear garden

Broadstrood, Loughton

Sited in Loughton’s prestigious Goldings Manor Estate, Petty Son & Prestwich are delighted to offer this substantial four double bedroom, detached home spanning 2,675 square feet with South facing garden.

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C

Council Tax Band: G



Situated on the edge of Loughton, The Goldings Manor Estate is an exclusive enclave comprising just five roads, positioned moments from the expansive Epping Forest, where the ever-changing landscape provides a wonderful backdrop to everyday life throughout the seasons. This exclusive, leafy estate occupies a particularly peaceful setting, made up of a collection of substantial and impressive homes, of which this fine residence is no exception.

The property is approached via an attractive cobbled carriage driveway, with an integral garage providing further parking. Established shrub borders frame the frontage, softening the approach and adding to the home’s attractive kerb appeal.

Internally, a useful porch leads into a generous entrance hall, which is both bright and spacious, with wooden flooring, light neutral décor and traditional cottage-style doors. The home immediately exudes a charming ‘New England’ cottage feel, with this distinctive character and welcoming style continuing throughout much of the property.

Leading directly from the entrance hall is a useful ground floor W.C, dedicated home office and sitting room, together with a larger secondary reception room positioned to the rear. This impressive space features a striking inglenook fireplace, complemented by stained glass windows, dark-stained ceiling beams and a wide wall of windows overlooking the garden.

An attractive archway connects the rear reception room to the dining area, which in turn opens through to the contemporary kitchen and substantial conservatory. Spanning an impressive 23’11” across the rear of the home, the conservatory is currently arranged as both a dining area and relaxed snug, making the most of the garden outlook.

A large window recess provides the kitchen with a wonderful visual connection to the conservatory and garden beyond. This thoughtful arrangement is particularly well suited to entertaining, allowing guests to remain connected to the main living spaces while keeping the everyday activity and clutter of a working kitchen discreetly separate.

A separate utility room runs along the side of the property from the kitchen, providing a long run of fitted units and a secondary sink. From here, there is convenient access to a further W.C, the integral garage and the driveway, making this an especially practical space for household storage and the removal of household waste.

The first floor continues the feeling of space, with a wide, open landing leading to four generous double bedrooms. The principal bedroom is particularly well appointed, benefiting from three built-in double wardrobes and its own en-suite shower room, while a further bedroom also enjoys en-suite facilities. The remaining two bedrooms

are served by a spacious family bathroom, fully tiled and comfortably proportioned to accommodate both a separate shower and bath.

Outside, the garden provides a lovely extension to the living accommodation. A smart central lawn is framed by established planted borders, with a greenhouse and garden shed tucked towards the rear. Along the back of the house, a paved patio provides an ideal spot for outdoor dining and entertaining, with double doors opening directly into the conservatory and creating an easy connection between the two. Enjoying a favourable south-westerly aspect, the garden benefits from a peaceful position within the estate and provides a wonderfully relaxing setting from which to enjoy the surrounding greenery.

EPC Rating: C69
Council Tax Band: G
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 + VAT per person.

Reception Room
16'9" x 14'5"

Lounge
16'9" x 16'1"

Dining Room
9'10" x 10'6"

Kitchen
9'10" x 13'1"

Office
7'7" x 7'3"

Bedroom
16'5" x 13'1"

Bedroom
16'5" x 11'6"

Bedroom
10'10" x 11'2"

Bedroom
11'10" x 6'7"