



## Little Woodberrie Kings Hill, Loughton, IG10 1JE

Asking Price £1,700,000

- Historic detached home
- Six double bedrooms
- Dressing room & two bathrooms
- Direct access to surrounding forest land
- Period features throughout
- Located in the very rarely available 'Kings Hill' Loughton
- Three reception rooms
- Substantial surrounding grounds
- A unique plot with outstanding views
- Off road parking

# Little Woodberrie Kings Hill, Loughton IG10 1JE

Petty Son & Prestwich are delighted to offer for sale this substantial, six double bedroom detached residence, set within approximately 1/3 of an acre of grounds, boasting a wealth of character and outstanding views.



Council Tax Band: F



Located at the very top of Kings Hill in Loughton, a conservation area within Epping Forest where very few homes come available, this historic detached family home occupies a unique plot. Bordered by Epping Forest to one side there is direct access into the forest from a gate in the garden which has allowed the current owners to enjoy walks with their family and dogs, whilst enjoying privacy and tranquility that such a setting affords. Originally a cottage, believed to have been constructed in the 18th Century, the property was left in trust to the church who substantially extended the home, creating three individual dwellings. The current owners purchased the home as three dwellings and converted it back into a characterful family home, set within beautiful grounds, and have enjoyed it for almost half a century.

Set back from the road behind high hedges, the house enjoys a great deal of seclusion, with two parking spaces to the front. The grounds wrap around the property, with deep boundaries on all sides and a large sunken lawn accessed from the barn door on the raised patio area. The large lower lawn enjoys a great sense of privacy, with established trees and shrubs lining the boundary, whilst outstanding views, as far reaching as Canary Wharf, can be enjoyed from the home and raised patio that lies immediately outside it.

Entered via the main entrance door to the front of the property, characterful dark panelling, an ornate staircase and mix of Georgian sash and cottage windows provides a welcoming feel and immediate sense of history. A handy W.C combined with laundry room lies to the side of the stairs which can also be accessed from the garden, making it the ideal boot room when coming in from muddy country walks. The kitchen lies immediately beyond the stairs, accommodating a large range in the fireplace and large expanse of windows taking in views across the generous lawn to the side of the home with forest views beyond. The entrance hall that was created to the rear of the house from when the home was made into three dwellings connects the kitchen to the remaining three rooms on the ground floor; a large snug room with hidden staircase that leads to the first floor and impressive dining room with large bay window overlooking the sunken lawn. The final of the three reception rooms is the impressive formal reception that occupies the footprint of the original cottage. Previously two rooms, the huge reception boasts two fireplaces, one fitted with a wood burner, and huge windows overlooking the formal lawn with an additional window to the side.

Ascending to the first floor via the staircase to the front you will find a generous family bathroom with separate bath and shower room and then on to a landing with two deep storage cupboards that provides access to three large double bedrooms. The fourth room is used as a 'through' room

providing access to the rear rooms of the house where you will find the secondary landing and staircase that leads to the ground floor snug room from the days when the house was extended to make three dwellings. From the secondary landing there is another storage cupboard, shower room and two double bedrooms, one of which is a fabulous size and enjoys the large bay window to the rear.

The home requires modernisation and could be re-configured to remove the secondary staircase and increase the space to the first floor, or it lends itself well to multi-generational living with the space easily portioned off to create two distinct living spaces.

EPC Rating: D59

Council Tax Band: F

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 per person.

Reception Room  
20'6" x 11'5"

Reception Room  
16'4" x 14'6"

Dining Room  
15'1" x 11'10"

Reception Room  
12'0" x 10'11"

Kitchen  
12'2" x 10'2"

Bedroom  
15'7" x 15'7"

Bedroom  
10'11" x 8'11"

Bedroom  
12'11" x 12'0"

Bedroom  
12'0" x 10'2"

Bedroom  
16'2" x 12'0"

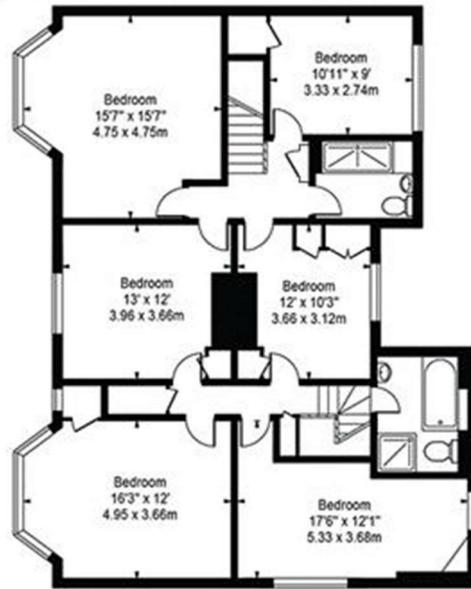
Bedroom  
17'5" x 12'0"

Shed  
10'2" x 6'7"

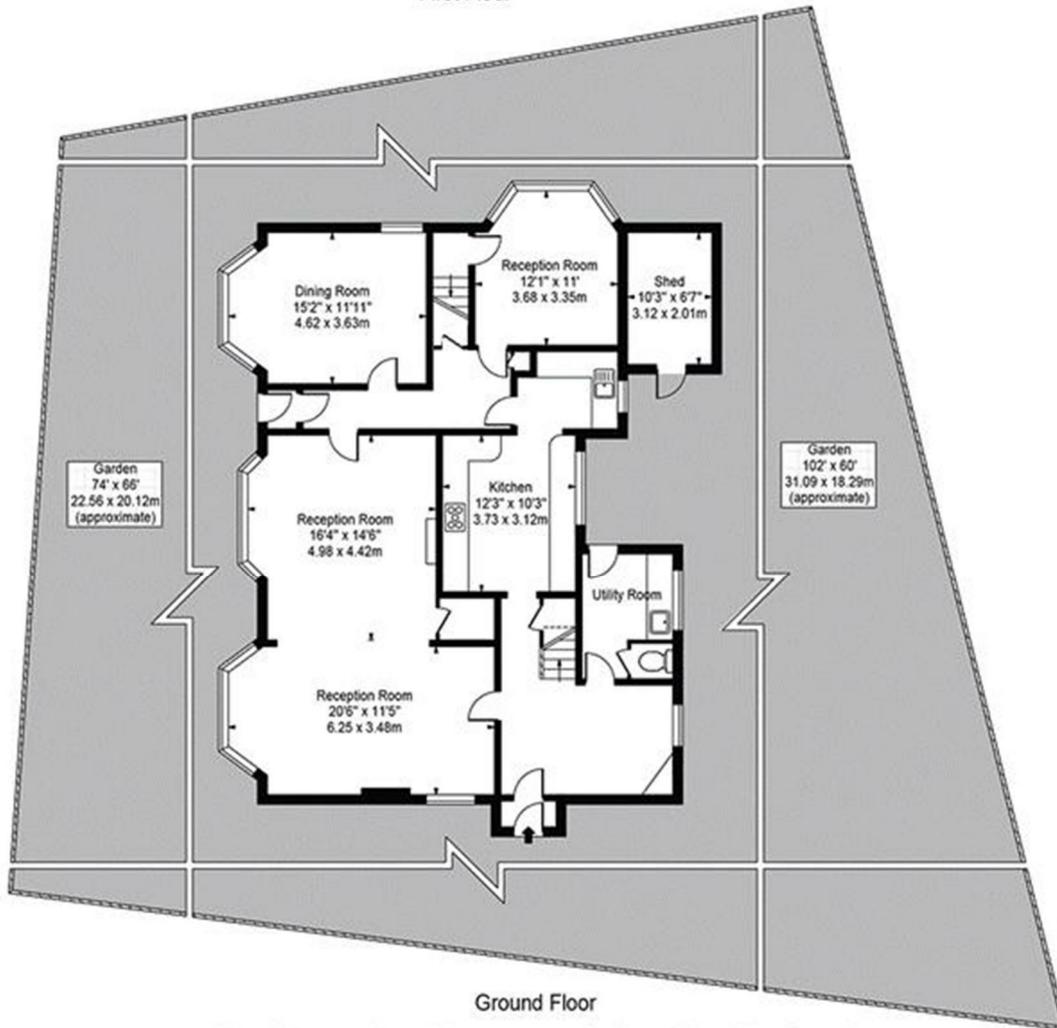




Approx. Gross Internal Area 2586 Sq Ft - 240.25 Sq M  
 (Excluding Shed)  
 Approx. Gross Internal Area Of Shed 67 Sq Ft - 6.27 Sq M



First Floor



Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.