





72 Tycehurst Hill Loughton, IG10 1DA

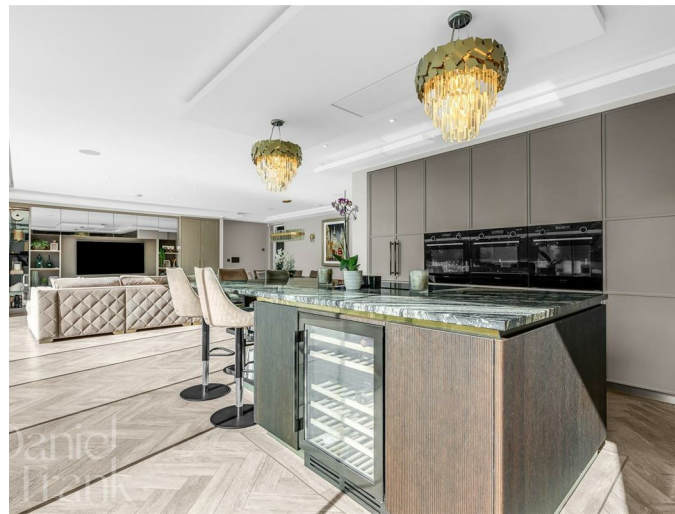
This exceptional family home has been extensively extended, remodelled and upgraded to create a sophisticated and highly versatile residence, with an impressive specification throughout.

Set behind secure electric gates, the property is approached via a substantial carriage driveway providing ample off-street parking in addition to the integral garage.

Upon entering, a striking reception hall creates an impressive first impression, featuring a magnificent sweeping staircase rising to a galleried landing. The ground floor has been thoughtfully designed around modern family life, with the principal living accommodation centred around an exceptional open-plan kitchen, living and dining space spanning the full width of the house.

The bespoke kitchen is comprehensively equipped with a range of integrated Siemens appliances, including two ovens, induction hob, warming drawer, American-style fridge freezer and dishwasher, alongside a Quooker boiling water tap and touch-operated cabinetry. The adjoining living and dining areas provide an excellent space for both everyday family life and entertaining, with extensive fitted storage and large sliding doors opening directly onto

Tenure Freehold
Council Epping Forest





the rear garden.

A cleverly concealed door leads through to a separate study, complete with fitted storage and its own access to the garden. The dedicated cinema room offers a true home entertainment experience, with a projector, screen and 12-speaker surround sound system. A utility room and guest cloakroom complete the ground floor accommodation.

The first floor provides three exceptionally spacious bedrooms all with en-suites, two of which benefit from their own dressing rooms, together with a dedicated laundry room. One of the dressing rooms offers excellent flexibility and could easily be utilised as an additional bedroom. The second floor is devoted to an impressive principal bedroom suite, incorporating two dressing rooms and a luxurious en-suite bathroom.





Your Next Chapter



Daniel
Frank



Your Next Chapter



FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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The property has been equipped with an extensive range of smart-home and entertainment features. A Lutron lighting system operates throughout the ground floor and first-floor hallways, with ten individually controlled zones within the main kitchen and living areas. Somfy electric blinds are fitted to the kitchen, study and principal bedroom suite, including the en-suite bathroom.

Air conditioning is provided to the bedrooms, with a concealed cooling system serving the principal bedroom suite. Sonos audio is also installed throughout the kitchen and extends to the gym and living areas within the outbuilding. Externally, the south-facing rear garden has been professionally landscaped to create a superb outdoor entertaining and leisure space. A paved sun terrace leads onto an artificial lawn and swimming pool, with a pathway continuing to a substantial detached outbuilding. The front and rear gardens benefit from an automated irrigation system

The outbuilding provides a highly versatile additional space, currently arranged to include a gym with bi-fold doors, an open-plan kitchen and living area with further bi-fold doors, a bedroom and shower room.

The property is ideally positioned approximately 0.6 miles from Loughton Central Line Station, providing direct access into London, while Loughton High Road is within easy reach and offers an excellent selection of shops, restaurants, cafés and everyday amenities. The surrounding area also provides immediate access to the extensive woodland and recreational opportunities of Epping Forest.

WHY LOUGHTON?

Loughton is a highly desirable area, known for its vibrant community and convenient amenities. At the heart of the town is the bustling High Road, which caters to all your daily needs with supermarkets like M&S Food Hall and Sainsbury's, as well as a variety of popular cafes, coffee shops, and restaurants. Highlights include the renowned Gail's Bakery and The Ginger Pig, along with several charming pubs.

For those seeking an active lifestyle, Loughton offers excellent recreational facilities. The Loughton Cricket Club, Bowling Club, and the newly renovated Loughton Leisure Centre are all located just off the High Road. Additionally, the area is home to a selection of highly regarded private and state schools, ensuring quality education options.

Nature enthusiasts will appreciate the proximity to the stunning Epping Forest, perfect for cycling, running, or leisurely Sunday strolls. Plus, with Loughton Central Line Station nearby, residents enjoy seamless access to The City and West End, making it an ideal location for commuters.

Important notice: These particulars have been prepared in good faith and do not form part of any offer or contract. All interested parties must verify for themselves the accuracy of the information provided. Any measurements, areas or distances are approximate. Photographs, plans and text are for guidance only and should not be relied upon. We have not performed a structural survey on this property, and it should not be assumed that the property has all necessary planning, building regulations or other consents. We have not tested any services, equipment, or facilities. Purchasers must satisfy themselves with suitable investigations prior to purchase.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	66
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

