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PRIME RESIDENTIAL

PRESENTS

York Hill, Loughton


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A rare opportunity to acquire a substantial, character family home in the centre of the York Hill Conservation Area of Loughton, On the market for the first time in 30 years, Kings Orchard is set within approximately 1/4 acre of grounds, offering privacy and tranquillity. The Conservation Area is not a through route for drivers and it only serves local residents.

This detached house, built in 1932 spans an expansive 3625 square feet, including a cottage and garage space. The property is perfect for families looking to enjoy what the house and area has to offer.

As you step through the front door, you are greeted by a spacious entrance hall. The ground floor boasts a bright and airy kitchen/breakfast room alongside a large living room with a coal-gas fire, that provides a perfect setting for relaxation and entertaining. The dining room is well-suited for family gatherings, while the cloakroom and reading room add to the practicality and charm of this delightful residence. The utility room doubles up as a boot room.

Venturing to the first floor, you will discover five generously sized double bedrooms, ensuring that everyone has their own private sanctuary. The family bathroom is conveniently located, and the master bedroom features the added luxury of an en-suite, providing a personal retreat for the homeowners.

Orchard Cottage is a separate double garage and includes a self-contained annexe, currently being used as a home office. This even comes with its very own address and postcode.

This part of Loughton is known locally as “Little Cornwall”. Kings Orchard sits opposite Kings Cottage (1785), originally home to George King, a leading quaker of the time. The author Ruth Rendell wrote some of her novels set within Epping Forest. The name Little Cornwall is used in “The Face of Trespass”. The area is characterised by hills, weather boarded cottages, narrow lanes and high holly hedges. The ancient Epping Forest is less than 100 yards from the house and offers hundreds of acres for walking, nature trails and spotting wildlife, including deer and many species of birds.

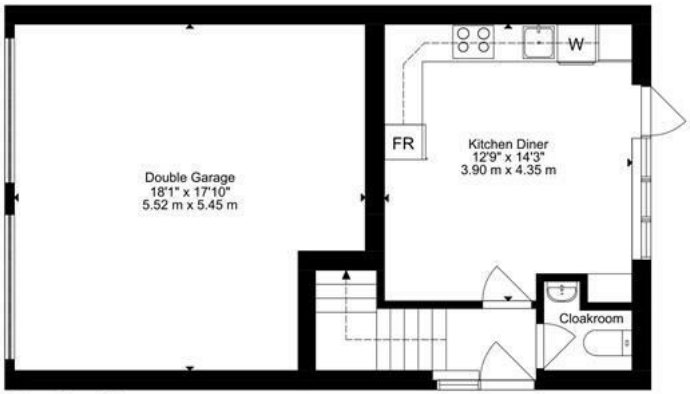
Kings Orchard enjoys outstanding views across the Thames valley towards London's docklands. Loughton town centre is only a 5 minute walk away and the Central Line (a further 10 minute walk) offers frequent trains to Stratford (the Olympic Park) and Liverpool Street (32 minutes). There are numerous bus services providing links to local destinations. The M25 and M11 are within easy reach and Stanstead airport is some 35 minutes drive away.

The area is well served by hospitals, GP surgeries and dentists and highly regarded state and independent schools, both primary and secondary. Loughton Leisure Centre provides health and fitness facilities as well as a swimming pool. The town offers supermarkets, local traders, cafés and restaurants. There is a great choice of local pubs around and The Gardeners' Arms, within a few minutes' walk up the hill, offers spectacular views towards London and the Kent hills. Residents of the conservation area will testify that it is one of the best areas to live in Loughton.

NEED TO KNOW

Sqft 3625.00 sq ft	Type House - Detached	Style 1930s
Bedrooms 5	Receptions 4	Bathrooms 2
Tenure Freehold	Local Authority Epping Forest	Tax Band F

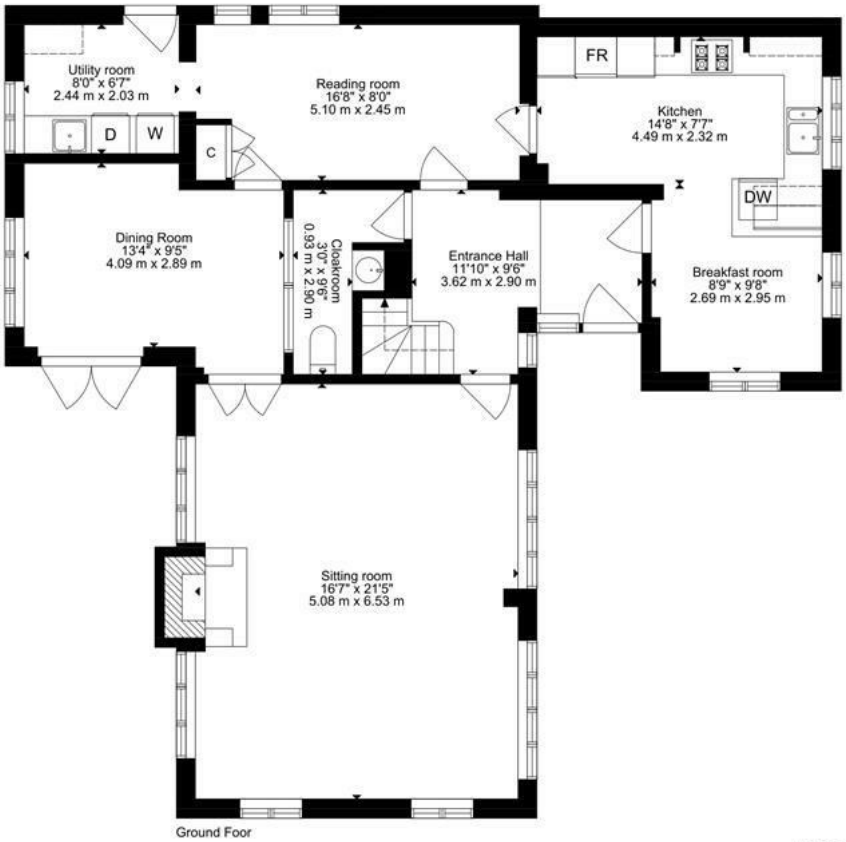
PLANS



Cottage- Ground Floor



Cottage- First Floor



Ground Foor



First Foor

GROSS INTERNAL AREA

Ground Floor: 1237 SQ FT, 115 m^2, First Floor: 1237 SQ FT, 115 m^2

EXCLUDED AREAS: Cottage- Ground Floor: 312 SQ FT, 29 m^2, Cottage- First Floor: 538 SQ FT, 50 m^2, Garage: 301 SQ FT, 28 m^2

TOTAL: 3625 SQ FT, 336 m^2

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

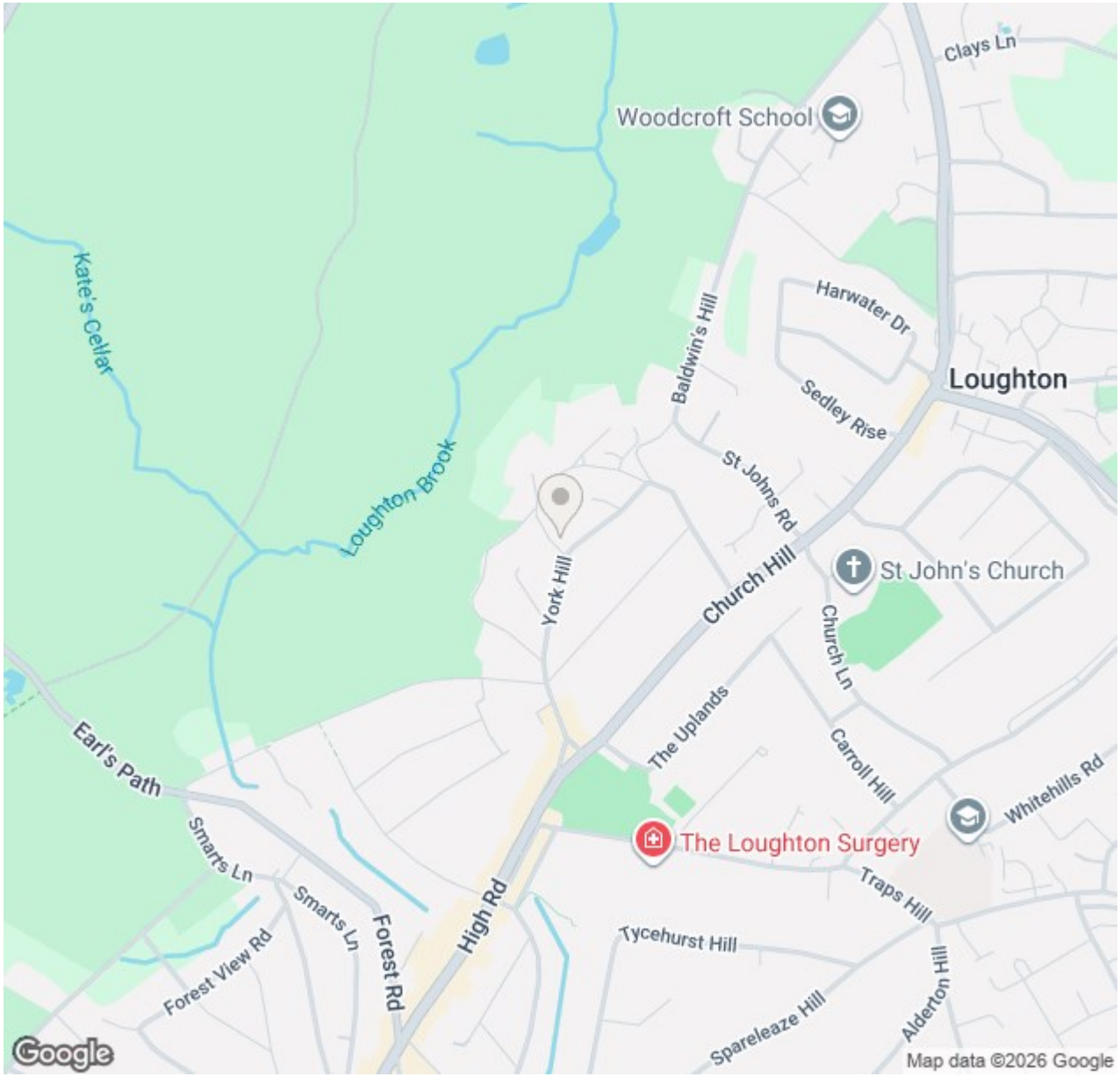


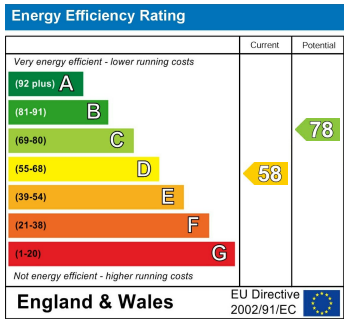


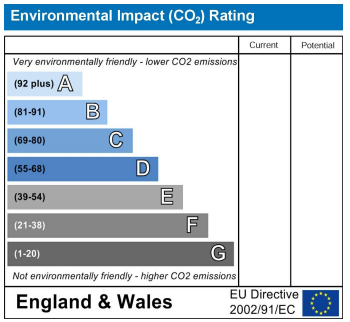

GRADO



MAP & EPC


Woodcroft School
Clays Ln
Harwater Dr
Baldwin's Hill
Loughton
Sedley Rise
Kate's Cellar
Loughton Brook
St Johns Rd
York Hill
Church Hill
St John's Church
Church Ln
The Uplands
Carroll Hill
Whitehills Rd
Earl's Path
Smarts Ln
The Loughton Surgery
Traps Hill
High Rd
Tycehurst Hill
Forest View Rd
Forest Rd
Alderton Hill
Spareleaze Hill
Google
Map data ©2026 Google


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
(21-38) F
(1-20) G
Not energy efficient - higher running costs
58
78
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC

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