



Harvest Lane, Loughton, IG10

BUTLER & STAG



**Guide Price £1,650,000 -  
£1,750,000**

**Located on a prestigious  
turning in Great Woodcote  
Park and surrounded by  
Epping Forest is this  
exceptional six-bedroom  
detached family home.**



## Freehold

- Detached Family Home
- Six Bedrooms/Three Bathrooms
- Stunning Throughout
- Games Room/Garage
- Cul-De Sac Turning
- CHAIN FREE

Accommodation is arranged over three floors whilst spanning an impressive 3355 sq. ft. Upon entering, a welcoming entrance hall offers access to all aspects of the ground floor living space which includes a spacious formal reception room, dining room, kitchen, utility room, study & an incredible cinema/entertainment room. The ground floor also allows access to an integral double garage with an electronic up & over door alongside a separate guest cloakroom.

The first floor is equally as impressive offering a total of five bedrooms with two bathrooms (one lending itself as an en-suite). A central winding staircase leads to the second floor which holds the stunning master suite, which alone stands in at an impressive 700 sq. ft offering several fitted wardrobes, an en-suite bathroom complete with a separate sauna.

Externally, the east-facing rear garden is initially met with a block paved patio allowing plenty of space for al-fresco dining, yet still offering any green-fingered gardeners a mature lawn to upkeep. The frontage offers off-street parking for several vehicles.

Great Woodcote Park is a modern housing development at the southern end of Loughton, built on the site of the former North Farm. The property is ideally located for local schools and amenities as well as transport being just 0.6 miles to both Loughton and Buckhurst Hill Underground stations. The development itself is gated with concierge and stunning landscaped grounds.





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Approx. Gross Internal Area 3355 Sq Ft - 311.68 Sq M

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**Ground Floor**  
Floor Area 1675 Sq Ft - 155.61 Sq M



**First Floor**  
Floor Area 974 Sq Ft - 90.48 Sq M



**Second Floor**  
Floor Area 706 Sq Ft - 65.59 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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