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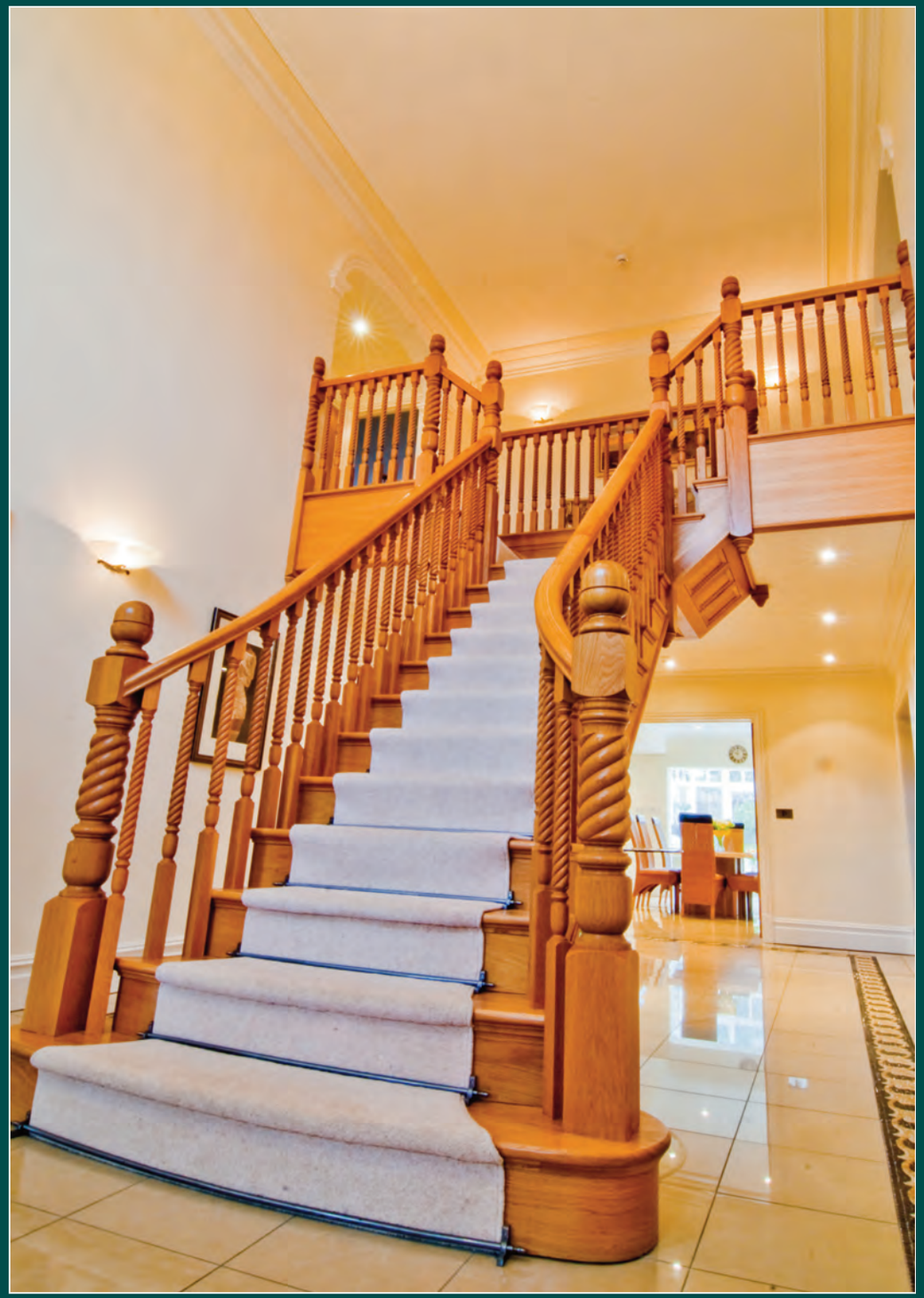
Edwardian House

75 Tycehurst Hill, Loughton, Essex, IG10 1BZ



A Premier Location

This property is situated in a prime residential area in what is widely regarded as one of Loughton's premier roads that ticks all the boxes for spectacular living.

The property is ideally located for the Central Line with its transport links to the city and the West End. There is easy access to the M25 and the motorway network.

There are many good primary and secondary schools in the area. The high road is within walking distance with good shopping facilities, exclusive boutiques and fashionable eateries.

There are numerous golf courses and leisure facilities locally and also Epping Forest is near by, which is well known for horse riding and walking.

Accommodation

This is an Edwardian style property designed over three floors in the region of 6000 square feet, which has been built using the finest materials and products available and the latest innovations that technology provides.

Ground Floor

Double garage, Reception Hall, Drawing Room, Dining Room, Study, Kitchen, Utility Room, Breakfast Room, Family Room and Cloak Room

First Floor

4 Bedrooms with en suites

Second Floor

Bedroom 5, Cinema Room, Gymnasium, and Spa

External

Gated carriage driveway, landscape gardens, outdoor heated swimming pool, and pool complex

Principal Features

- Traditional brick built, clay roof tiles and York stone sills and copings
- Feature cornice at eaves level
- White UPVC wood grain effect double glazed boxed sash windows designed for easy cleaning
- American white oak front door and glazing
- Bespoke American white oak French polished staircases
- American white oak veneered French polished internal doors with chrome furniture
- Limestone and cast iron fireplace in the drawing room
- Traditional cornice in all the rooms and feature ceiling with cold cathode lighting in the Kitchen
- Feature skirtings and architraves
- Jatoba and oak wood strip flooring
- Porcelain, marble and travertine floor and wall tiles

Internal

Garage

- Electronically operated garage doors

Kitchen

- Comprehensive range of high quality oak fitted units and granite work surfaces
- Full range of Neff appliances, Mercury double oven and Maytag fridge freezer

Utility Room

- Oak fitted units and granite work surface
- Neff appliances

Study

- Range of high quality oak fitted cabinets

Bathrooms

- Pressurised hot water system
- Continuous circulating hot water system
- High quality chrome shower heads and taps
- Chrome towel rails
- High quality sanitary ware with chrome taps
- Cherry cabinetry with granite top in the Master Bedroom
- High quality units in en suite 3, en suite 4 and cloakroom

Spa

- Steam Room/shower
- Jacuzzi bath

Bedrooms

- Fitted wardrobes in bedroom 3 and bedroom 4
- Fitted dressing room in the Master bedroom

External

Landscaping

- Blocked paved carriage driveway with ample parking
- Professionally designed front and rear gardens with an abundance of planting
- Feature lighting in the front and rear gardens
- Automatic irrigation system in the front and rear gardens
- Close boarded fencing and wrought iron railings to the boundaries
- Brick, flint and stone walling
- Extensive paved patio area to rear garden finished in Indian sandstone
- Koi pond

Pool Complex

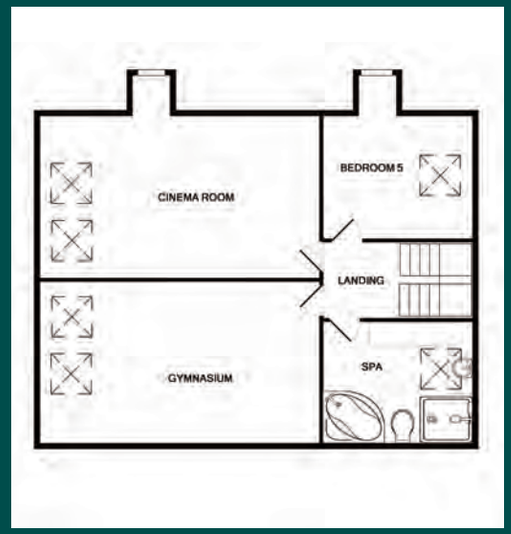
- Pool room
- 8.54m x 5.27m (28'0" x 14'0") heated swimming pool
- Changing room/shower/WC
- Provision for an automatic concealed pool cover
- Decking and paving around pool area

Technical

- Under floor gas heating with individual room controls
- Provision for web access to the heating system
- Water softener
- Internal vacuum system
- Rako mood lighting
- 5 amp lighting
- Low voltage down lighters
- Telephone points in all the rooms excluding the dining room
- Four separate telephone lines
- I.T. Data points in all the rooms excluding the dining room and house wide Wifi
- Facilities for wall mounted flat screen TVs and sky HD set up to all the rooms excluding the dining room.
- Facilities for home cinema in the drawing room and cinema room
- Facilities for ceiling mounted projector in the cinema room
- Facilities for distributed audio
- Category 5 wiring
- Consultation with specialist providers to enable full understanding of technology provided

Security

- BPT video entry phone system to independently controlled electronic gates
- Individually designed alarm system
- Hi-tech security cameras installed to front and rear elevations
- Security camera connectivity available on TV's
- Security camera hi-tech digital recording system
- Provision for direct web access to the security cameras and Rako lighting systems
- Mains operated smoke detectors on each floor and a heat detector in the kitchen



Ground Floor

Reception Hall
8.60m x 3.87m 28'2" x 12'9"

Drawing Room
6.96m x 5.95m 22'10" x 18'2"

Dining Room
5.04m x 4.77m 16'6" x 15'7"

Study
5.14m x 2.52m 16'10" x 8'3"

Kitchen
6.16m x 5.04m 20'2" x 16'6"

Utility Room
2.94m x 1.83m 9'7" x 6'0"

Breakfast Room
5.70m x 2.27m 18'8" x 7'6"

Family Room
4.04m x 3.86m 13'3" x 12'7"

Cloakroom
2.02m x 1.65m 6'7" x 5'4"

Garage
6.0m x 5.0m 21'10" x 16'4"

First Floor

Master Bedroom
6.30m x 4.70m 20'7" x 15'15"
En suite
3.68m x 3.69m 12'1" x 12'1"
Dressing Room
2.77m x 2.77m 9'1" x 9'1"

Bedroom 2
5.12m x 4.70m 16'9" x 15'5"
En suite
2.99 x 2.79m 9'9" x 9'2"

Bedroom 3
5.12m x 4.70m 16'9" x 15'5"
En suite
2.20m x 1.70m 7'2" x 5'7"

Bedroom 4
5.12m x 4.70m 16'9" x 15'5"
En suite
2.20m x 1.70m 7'2" x 5'7"

Second Floor

Bedroom 5
4.38m x 3.20m 14'4" x 10'6"

Gymnasium
7.01m x 4.21m 23'0" x 14'2"

Cinema Room
7.01m x 4.31m 23'0" x 14'2"

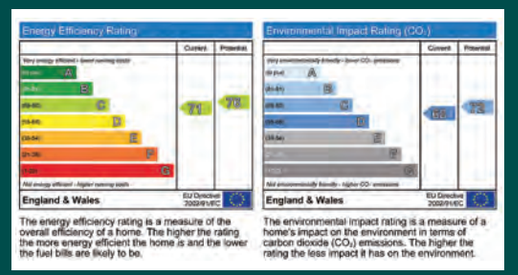
Spa
4.38m x 3.20m 14'4" x 10'6"

Pool Complex

Pool Room
3.00m x 2.95m 9'10" x 9'8"

Shower/changing room
1.64m x 1.57m 5'4" x 5'1"

Heated Swimming Pool
8.54m x 5.27m 28'0" x 14'0"



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Photography and Brochure by **Rob Hayday** email: **rob.pixelpro@gmail.com**

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it may not be to scale.