

Daniel
Frank





8 Eleven Acre Rise Loughton, IG10 1AN

Finished to an exceptional standard, this impressive space benefits from extensive glazing, flooding the interiors with natural light. The adjoining dual-aspect reception room provides an elegant setting for both relaxed family living and more formal occasions, with bi-folding doors opening directly onto the rear terrace. A separate utility and boot room further enhances the practicality of the home, whilst an additional mezzanine reception area leads to a dedicated home office, providing an ideal environment for working from home. A guest cloakroom completes this level.

A particular highlight of this outstanding residence is its exceptional collection of entertainment facilities. Positioned around the impressive central hallway, a dedicated games room, luxurious cinema room and stylish private bar create an enviable setting for hosting family and friends. These thoughtfully designed spaces offer a lifestyle rarely found within the local market, with every detail carefully considered to complement the home's contemporary

Tenure Freehold
Council Epping Forest





aesthetic.

The upper floors accommodate five generously proportioned bedrooms, each benefiting from its own contemporary en-suite bathroom or shower room, providing privacy and comfort for family members and guests alike.

The principal bedroom suite is particularly impressive, arranged across two levels and featuring striking double-height glazing, a Juliet balcony and captivating views towards Epping Forest. A luxurious en-suite bathroom complements the principal suite, whilst a staircase leads to an elevated glazed mezzanine, providing a substantial dressing room and additional private lounge space. A second two-storey bedroom suite offers similarly impressive proportions, incorporating an upper-level dressing area together with useful storage.



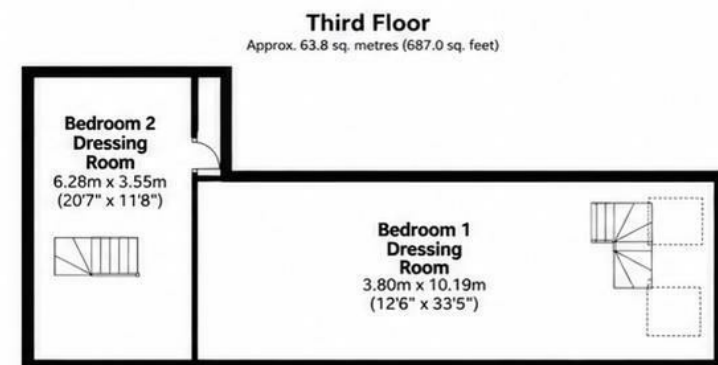
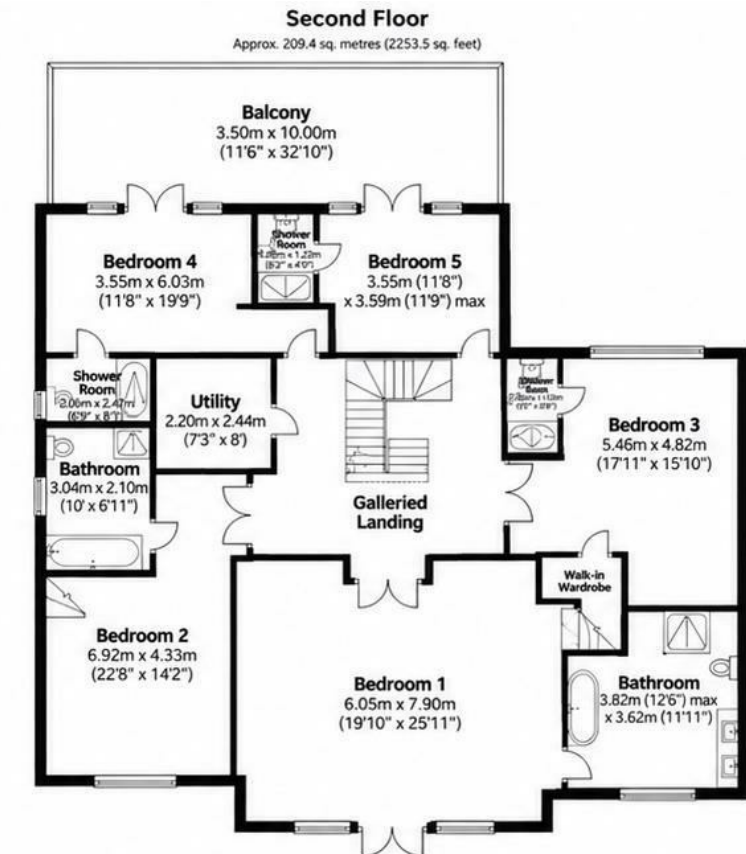
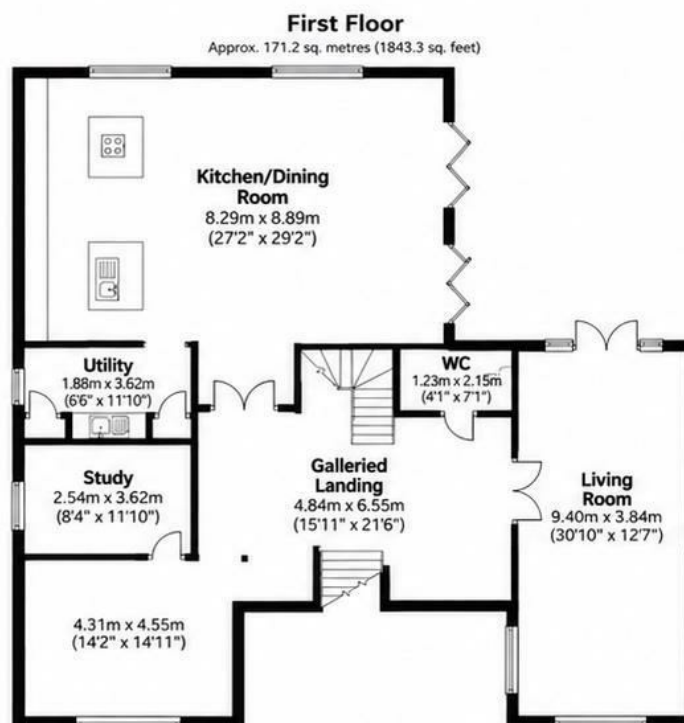
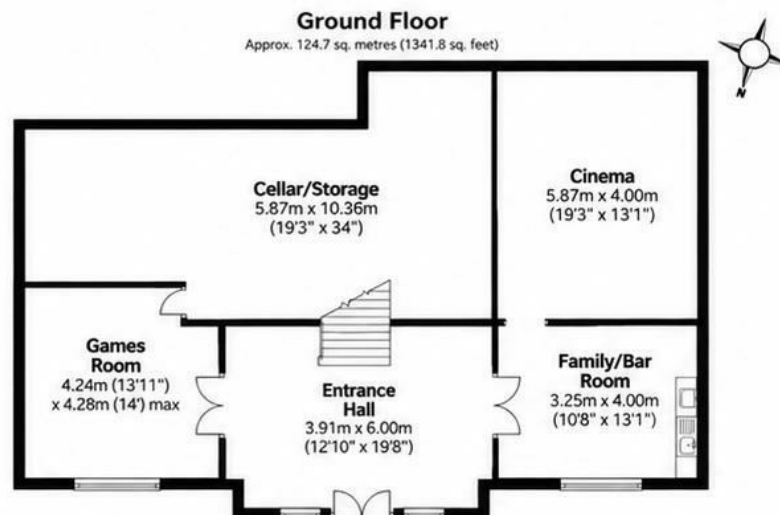


Your Next Chapter





Your Next Chapter



Total area: approx. 570.6 sq. metres (6141.7 sq. feet)

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.



The remaining bedrooms continue the property's exceptional standard of accommodation. The third bedroom features a bespoke integrated double bed, a built-in wardrobe and an en-suite shower room. Bedrooms four and five are positioned towards the rear of the property, each offering private en-suite facilities and access to an expansive contemporary glass balcony overlooking the landscaped gardens. A dedicated laundry room on this level further enhances the practical layout of the home.

Externally, the property occupies a generous plot, with a substantial private driveway providing parking for multiple vehicles. To the rear, an expansive entertaining terrace offers the perfect setting for outdoor dining and summer gatherings, overlooking thoughtfully landscaped gardens with elevated lawn areas.

Location

Situated within a prestigious cul-de-sac, this exceptional home enjoys a highly sought-after position in the heart of Loughton, combining an exclusive residential setting with convenient access to the town's excellent amenities. Loughton High Road is within easy reach, offering an attractive selection of independent boutiques, high-end retailers, cafés, restaurants and everyday conveniences.

For commuters, Loughton Underground Station is approximately a 10–15 minute walk away, providing Central Line connections into the City and West End. The beautiful surroundings of Epping Forest are also close by, offering miles of scenic woodland walks, cycling routes and open green spaces, providing a wonderful balance between town living and the outdoors.

The area is served by a choice of well-regarded state and independent schools, making it an attractive location for families seeking an exceptional long-term home. With convenient access to the M11 and M25, Loughton is ideally positioned for those travelling into London and beyond.

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	79	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

