



High Road
Buckhurst Hill | Essex | IG9 5HY

FINE & COUNTRY

SELLER INSIGHT

“ My grandfather originally purchased the house and I was born here and it has been a wonderful home to grow up in. But now we feel it is time to pass the baton on to new owners. We have always loved the location and the fact we can easily walk to Knighton Woods and Lords Bushes where you will find more than 300 ancient trees. You can also go fishing on the lake. At the same time we are not far from the Buckhurst Hill town centre and it is only a 12 minute walk to Buckhurst Hill tube station which is on the Central Line and can whisk you to the City in under half an hour.

The town is charming with numerous independent shops, stylish boutiques, hairdressers, beauty salons, restaurants and pubs including the renowned Three Colts as well as a Waitrose. For sporting enthusiasts there is cricket, tennis, bowls, football and rugby at the local clubs while there are four golf clubs in the vicinity. Education is available at good local primary and independent schools including the excellent Loyola Prep School and Bancrofts in nearby Woodford Green that includes two secondary schools rated Outstanding by Ofsted.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





STEP INSIDE

High Road

Set well back from the road and partially hidden behind mature trees and shrubs with an in-and-out gravel driveway and off road parking, this impressive Victorian house has not been on the market since 1926. The high chimneystacks, corner turret, varied roof lines with attractive finials, bargeboards and sash windows give it charming kerb appeal and this is emphasised even further when you see the delightful arched porch and front door.

As you cross the threshold you can see some of the attractive original features from a bygone age including the beautiful wood staircase, panelled doors, high skirting boards, dado and picture rails as well as a stunning hallway floor.. The hall leads to the dining and drawing rooms as well as the large and elegant triple aspect lounge with two sets of French doors to the terrace and an ornamental white fireplace with a gas fire. The drawing room includes a white marble fireplace and is very light and bright with the large windows in the turret area, which is just the place if you want to enjoy a good read.

For formal entertaining the spacious dining room is ideal with its fireplace and French doors to the terrace while the country style kitchen/breakfast is a favourite for family and relaxed get togethers. It includes hand built units housing an oven and hob. There is a stand-alone fridge and an original dresser as well as a utility area with a dishwasher, washing machine and tumble dryer and a walk-in larder. The large family room is also very light with an impressive box bay window and a black marble fireplace and could make an excellent office for anyone working from home. While the studio/workshop provides plenty of space for art, woodwork and hobby craft.

Off the curved galleried landing there is a modern family bathroom with a bath, separate shower and a fireplace as well as another shower room and four bedrooms. Two of these have fireplaces while the master includes a turreted window area. On the second floor there are two further double bedrooms and a bathroom as well as eaves storage and would make a wonderful 'hideaway' for teenagers looking for a bit of privacy and independence.

The rear garden is mainly laid to lawn with mature tree and shrub borders and includes an attractive summerhouse.







Travel Information

Buckhurst Hill Station	0.9 miles
Woodford Green Station	1.3 miles
Canary Wharf	13.7 miles
Charing Cross	18.3 miles
Stansted Airport	27.8 miles

Leisure Clubs & Facilities

Buckhurst Hill Football Club	02085041189
Buckhurst Hill Cricket Club	02085050590
Buckhurst Hill Rugby Club	02085040429
Buckhurst Hill Bowling and Tennis Club	02085040780
Chingford Golf Club	02085241681
Chingford Golf Range	02085292409
Chingford Golf Course	02085292085

Healthcare

Buckhurst Way Clinic	02085040405
The River Surgery	02085047364
Kings Medical Centre	02085140122
The Holly Private Hospital	02085053311
Whipps Cross University Hospital	02085395522

Education

Primary School	
Buckhurst Hill Community Primary	02085057300
St Johns Primary	02085042934
Daiglen School	02085047108
Loyola Prep School	02085047372
Bancroft's Prep School	02085066751

Secondary School

Trinity High Catholic School	02085043419
Heathcote School and Science Coll	02084985110
Woodford County High School	02085040611
Braeside School	02085041133
Bancroft Senior School	02085054821

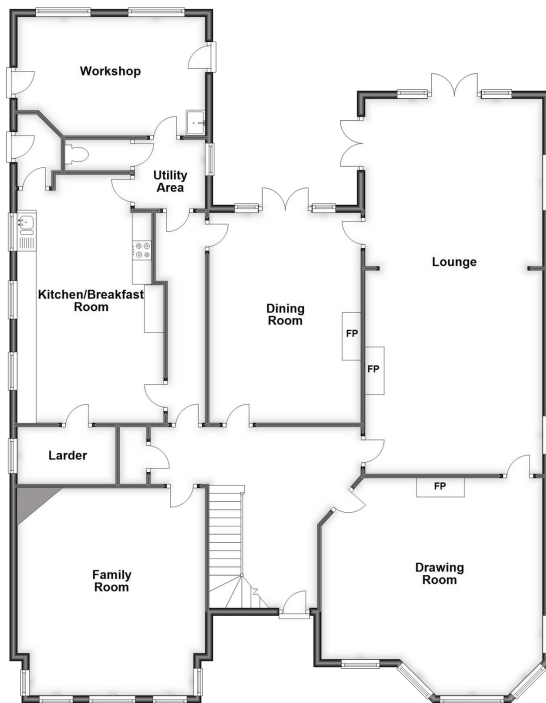
Entertainment

Restaurants and pubs	
The Three Colts	02085040407
The Warren Wood	02085053737
Queen's Room Steakhouse	02085043867
Gosht	02085046505
Soiree	02085049498

Local Attractions / Landmarks

Epping Forest
Knighton Wood and Lords Bushes

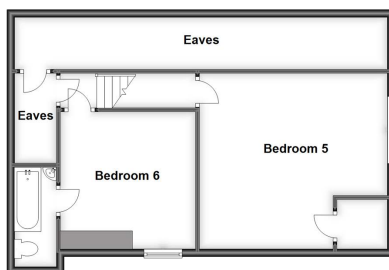
Ground Floor
Approx. 203.1 sq. metres (2185.8 sq. feet)



First Floor
Approx. 135.0 sq. metres (1453.1 sq. feet)



Second Floor
Approx. 43.4 sq. metres (469.2 sq. feet)



Ground floor

Entrance Hall	
Family Room	14'1 x 18'6
Drawing Room	18'6 x 18'5
Lounge	33'5 x 14'9
Dining Room	18'3 x 12'9
Kitchen/Breakfast Room	21'6 x 11'8
Larder	8'4 x 4'0
Utility Area	8'11 x 6'5
Toilet	
Workshop	16'3 x 10'3

First Floor

Landing	
Bedroom 1	19'9 x 18'5
Bedroom 2	19'10 x 15'6
Bedroom 3	17'9 x 12'10
Bedroom 4	16'4 x 12'2
Bathroom	
Shower Room	

Second Floor

Landing	
Bedroom 5	16'2 x 13'11
Bedroom 6	6'1 x 11'3
En-Suite Shower Room	

Outside

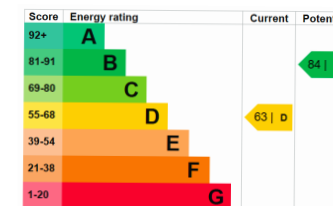
In and Out Driveway
Front Garden
Rear Garden

£1,750,000

EPC Rating: D

Council Tax Band: G

Tenure: Freehold





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