elliott E|J james

PRIME RESIDENTIAL

PRESENTS

# Mott Street, Loughton


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# Mott Street, Loughton

The Grange is a magnificent family residence which was constructed to the highest specification and will appeal to the discerning buyer who appreciates the very best in design. Set within approximately 2 acres of landscaped grounds.

The house is entered through double doors into the spacious grand entrance hall which through the large wall of windows drenches the property in natural sunlight and beautifully frames the imposing dining room which has panoramic views over the rear grounds.

From the entrance hall the ground floor includes a dual aspect study , stunning formal reception room with French doors opening onto the upper terrace, bespoke open plan kitchen/ breakfast room with central island breakfast bar, granite worktops, fitted Miele appliances and French doors onto the terrace , family TV room, utility room, cloakroom with storage, internal door to the triple garage and inner hall with a separate staircase allowing access to a double bedroom.

The sweeping staircase to the galleried landing allows access to the principal bedroom with walk-in wardrobe, en-suite bathroom and balcony, five further double bedrooms all with en-suites. The lower ground purpose built leisure complex comprises of a heated swimming pool, hot tub, entertainment room, superbly equipped cinema room, gym, steam room ,changing facilities and plant room.

To the rear of the property there are balustraded steps to the mature gardens comprising of manicured lawns, planted borders and a tennis court. Additional lawns and a fenced grassy area is to the side of the property, whilst to the front security gates open onto a sweeping driveway facilitating ample parking. The property is offered Chain-Free and offers wonderful transport links into Loughton High Road and London City Centre.

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The property market has always interested me and seeing the reaction when someone finds their next home is something that really drives me to go above and beyond. I have a pride in my local area having grown up here, this also allowed me to grow a strong knowledge of the local community. With experience in the role already I look to provide a service to both buyers and sellers in which communication and transparency are key. I am incredibly proud to be a part of such a brilliant team dedicated to providing bespoke service to such a beautiful community.






An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

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NEED TO KNOW

| | | |
|---|---|---|
| Sqft<br>8362.00 sq ft | Type<br>House - Detached | Style<br>New Home |
| Bedrooms<br>6 | Receptions<br>3 | Bathrooms<br>6 |
| Tenure<br>Freehold | Local Authority<br>Epping Forest | Tax Band<br>H |

# PLANS




GROSS INTERNAL AREA
FLOOR 1: 3107 SQ FT, 289 $m^2$. FLOOR 2: 2792 SQ FT, 259 $m^2$, FLOOR 3: 2463 SQ FT, 229 $m^2$
EXCLUDED AREAS: GARAGE: 587 SQ FT, 55 $m^2$
TOTAL: 8362 SQ FT, 777 $m^2$
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

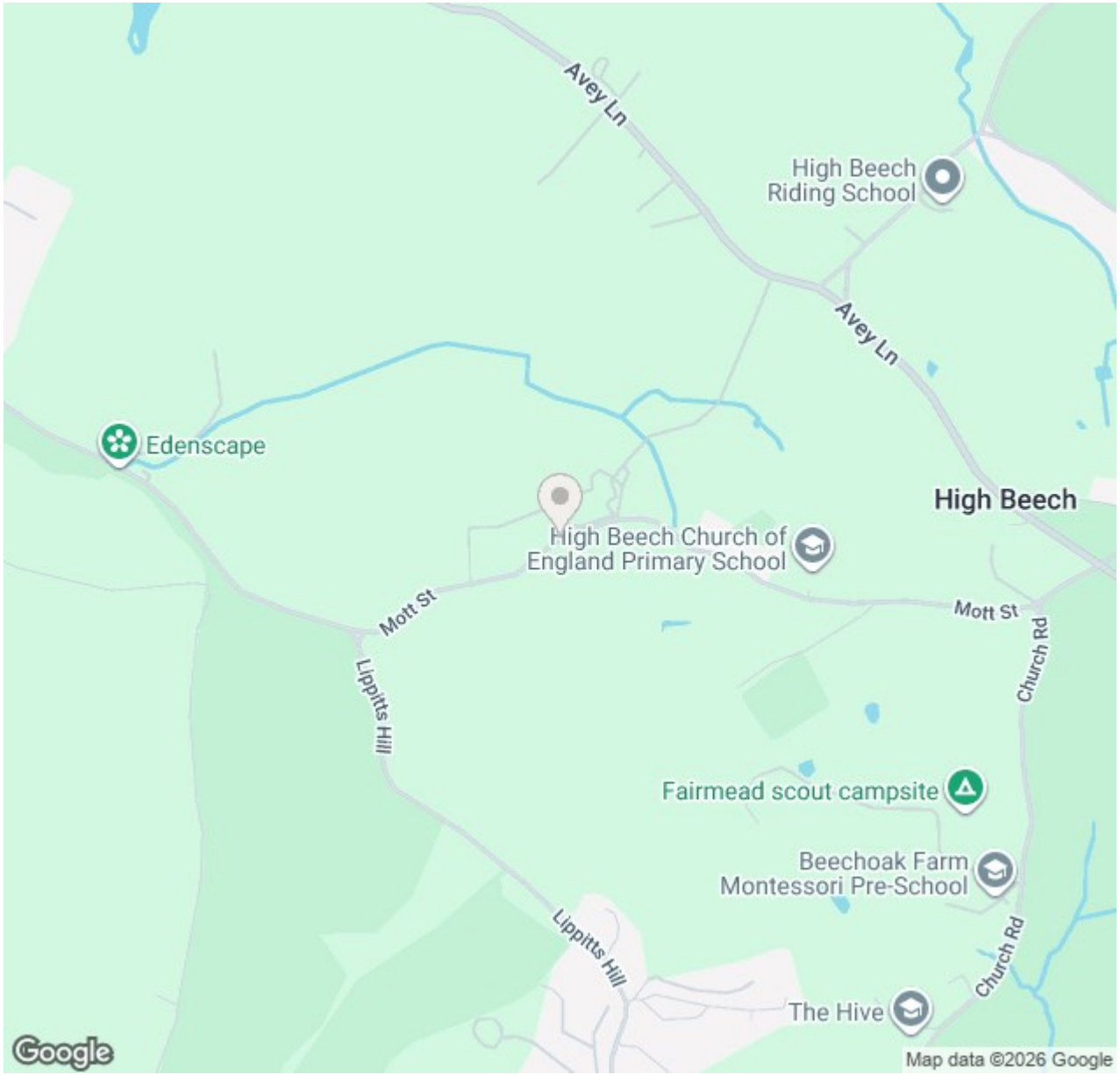


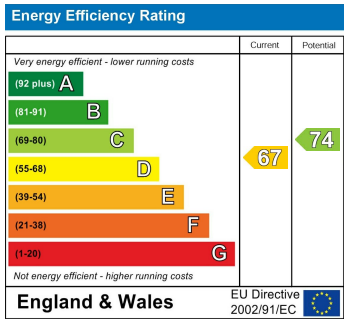


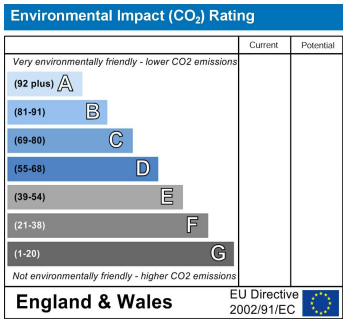




# MAP & EPC


Avey Ln
High Beech Riding School
Avey Ln
Edenscape
High Beech
High Beech Church of England Primary School
Mott St
Mott St
Church Rd
Lippitts Hill
Fairmead scout campsite
Beechoak Farm Montessori Pre-School
Lippitts Hill
Church Rd
The Hive
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
67
74
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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