

elliott  james

P R I M E R E S I D E N T I A L

P R E S E N T S

Cedar Lodge, High Beech



elliott E | J james

Mott Street, Sewardstonebury

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Welcome to this exquisite new build property located just off Mott Street in the highly sought-after High Beech area moments from Loughton. Cedar Lodge is a stunning detached house, offers an impressive 2,300 square feet of living space, making it an ideal family home. With five spacious bedrooms and four well-appointed bathrooms, this residence is designed to accommodate both comfort and style. The property boasts a perfect blend of luxury.

As you step inside, you are welcomed by a bright and airy reception hallway that sets the tone for the rest of the home. To the left, a dedicated study provides a quiet, productive space, while the separate reception room is ideal for relaxed family gatherings, with patio doors leading to the rear garden. You will find underfloor heating throughout, providing a warm and inviting atmosphere during the colder months. The heart of the home is undoubtedly the stunning fitted kitchen, complete with a central island that is perfect for both cooking and entertaining. The bi-folding doors seamlessly connect the indoor space to the outdoor balcony, allowing for an abundance of natural light and creating a wonderful flow for gatherings with family and friends. A utility room completes the ground floor, offering added practicality.

Upstairs, the first floor is home to five well-proportioned bedrooms, with three featuring their own en-suite shower rooms. A large, contemporary four-piece family bathroom serves the remaining bedrooms. Externally, Cedar Lodge offers ample off-street parking with a large gated driveway, as well as a double carport with an EV charger. Side access leads to the generous rear garden, ideal for outdoor activities and relaxation.

This property comes with a 10-year building warranty, offering peace of mind for the future. Every detail has been carefully crafted with modern living in mind, making this home not only a place to live but a sanctuary to enjoy.

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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.



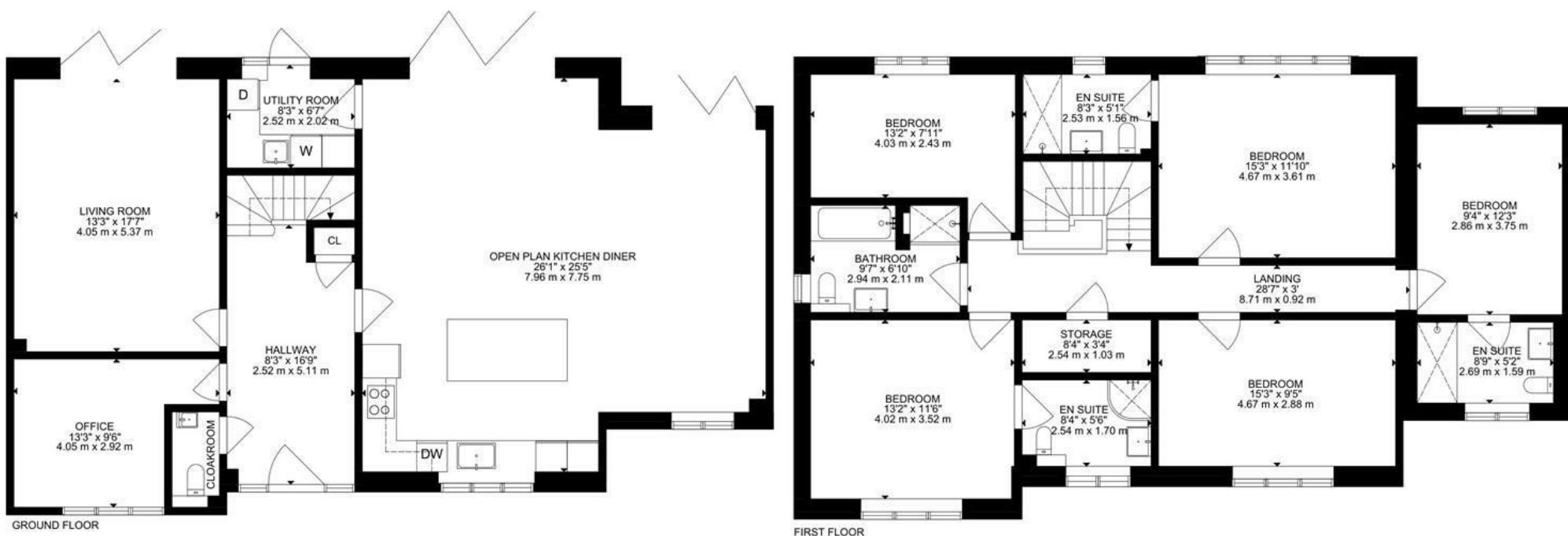
An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

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Sqft 2367.00 sq ft	Type House - Detached	Style New Home
Bedrooms 5	Receptions 3	Bathrooms 4
Tenure Freehold	Local Authority Epping Forest	Tax Band G

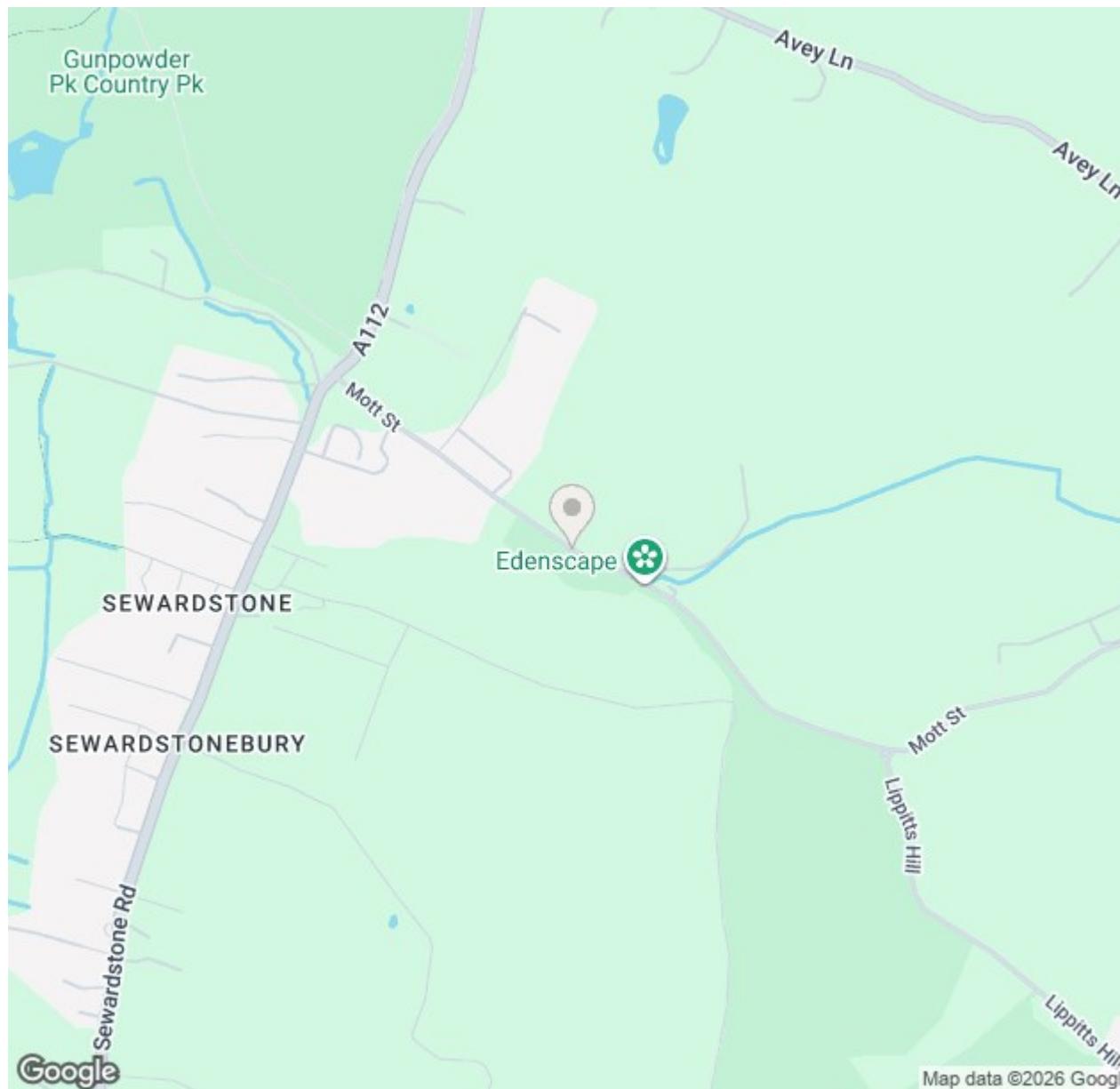
PLANS



GROSS INTERNAL AREA
GROUND FLOOR: 1194 SQ FT, 111 m². FIRST FLOOR: 1173 SQ FT, 109 m²
TOTAL: 2367 SQ FT, 220 m²
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



MAP & EPC



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		
EU Directive 2002/91/EC		
England & Wales		D

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		D



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