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PRESENTS

Eleven Acre Rise, Loughton


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Eleven Acre Rise, Loughton

Nestled in the desirable area of Eleven Acre Rise, Loughton, this magnificent five-bedroom detached home offers an impressive 6,045 square feet of luxurious living space. Perfectly situated close to Loughton High Road, residents will enjoy the convenience of local amenities while benefiting from a tranquil residential setting.

As you step inside, you will be greeted by beautifully decorated interiors that exude elegance and sophistication. The property boasts five spacious reception rooms, providing ample space for both relaxation and entertaining. Whether you are hosting a formal gathering or enjoying a quiet evening with family, these versatile living areas cater to all occasions.

The home features five well-appointed bedrooms, each designed to provide comfort and privacy. With five bathrooms, morning routines will be a breeze, ensuring that everyone has their own space to unwind.

For those who enjoy leisure activities, the property includes a fantastic games room and a cinema, perfect for family movie nights or entertaining friends. The expansive layout allows for a variety of uses, making it an ideal choice for modern family living.

Outside, the stunning garden offers a serene escape, providing a beautiful backdrop for outdoor gatherings or simply enjoying the fresh air. Additionally, the property benefits from ample off-street parking, ensuring convenience for both residents and guests.

This exceptional home combines luxury, space, and a prime location, making it a truly remarkable opportunity for those seeking a distinguished lifestyle in Loughton.

With over 20 years of personal local experience in both independent and corporate agencies it has been my passion to bring seamless integration of the latest property technology to our agency. Our unique Partnership sets us apart as market leaders.



E|J
3D WALKTHROUGH

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.

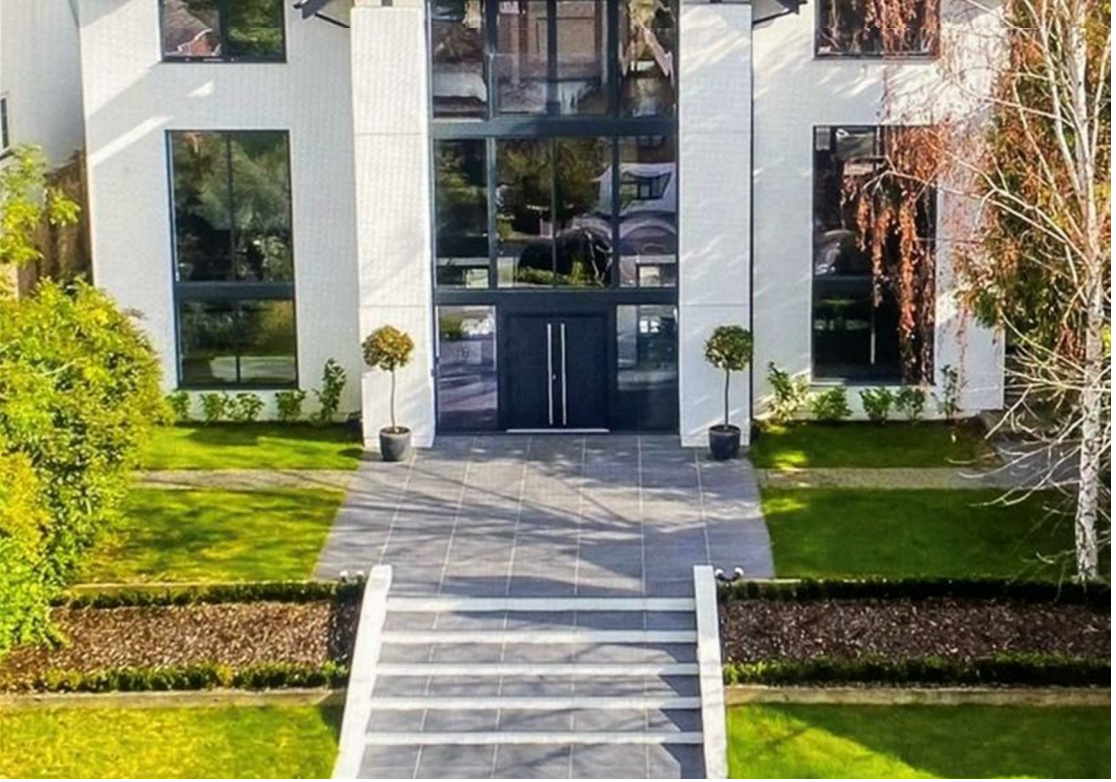
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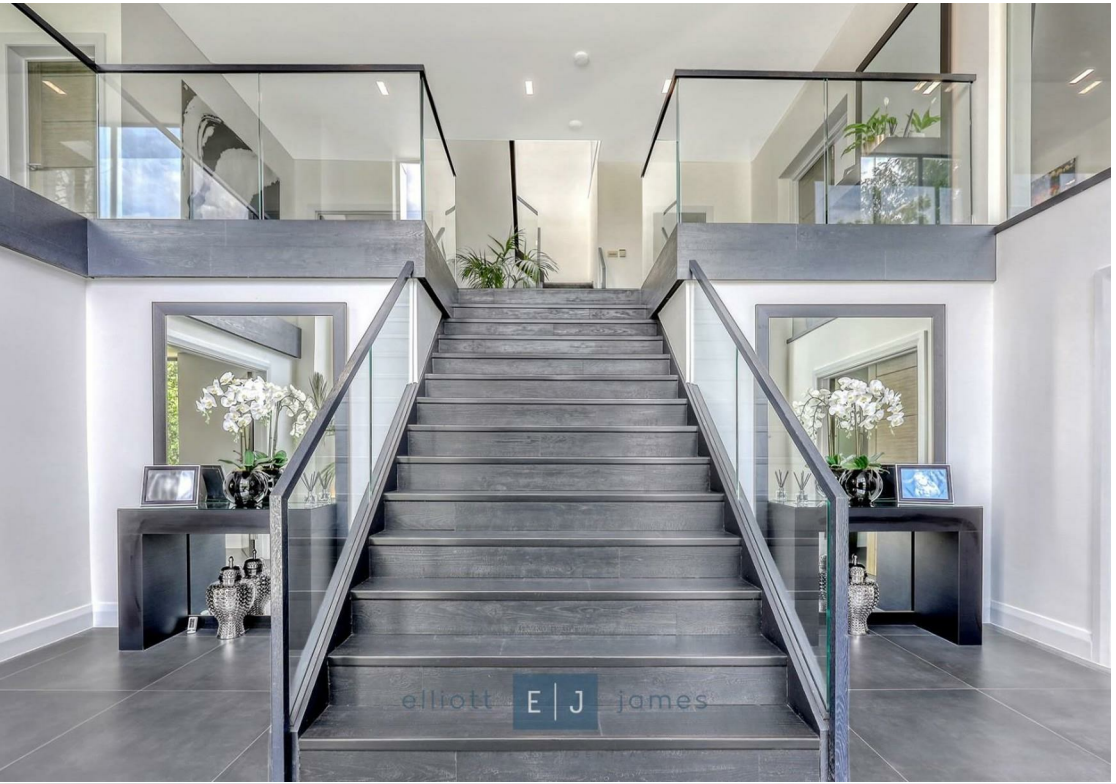
Sqft 6045.00 sq ft	Type House - Detached	Style New Home
Bedrooms 5	Receptions 5	Bathrooms 5
Tenure Freehold	Local Authority Epping Forest	Tax Band G


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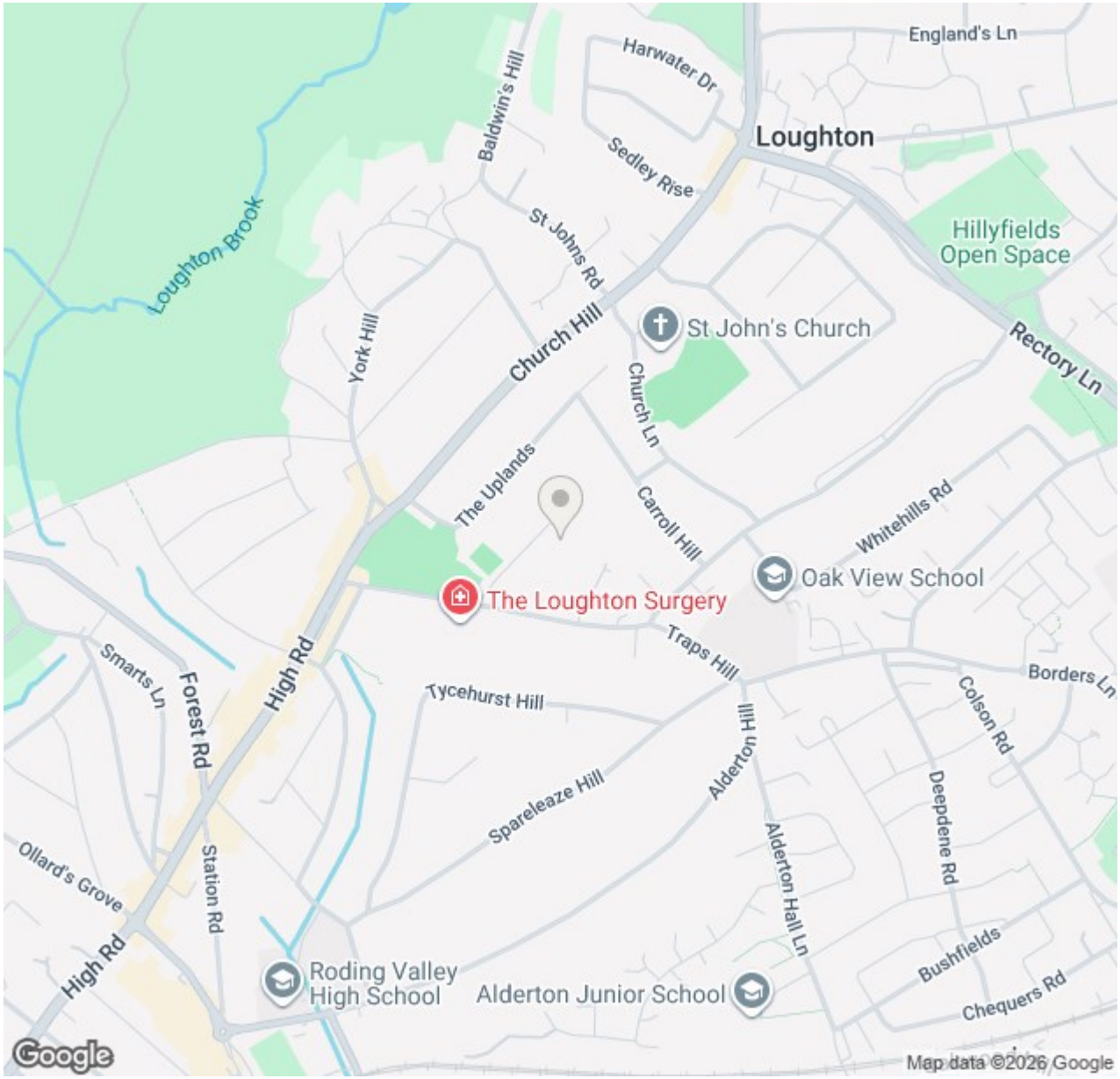


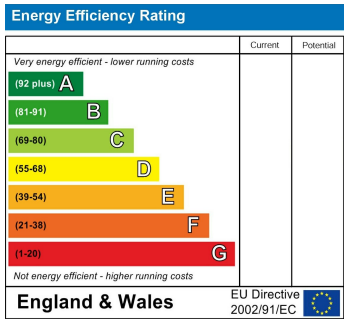


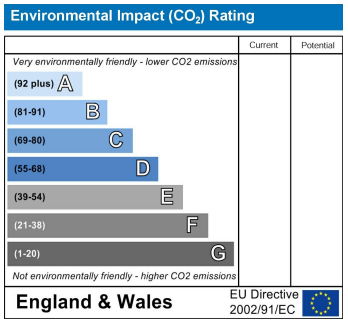



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MAP & EPC


England's Ln
Harwater Dr
Baldwin's Hill
Loughton
Sedley Rise
Loughton Brook
St Johns Rd
Hillyfields
Open Space
York Hill
Church Hill
St John's Church
Rectory Ln
Church Ln
The Uplands
Carroll Hill
Whitehills Rd
Oak View School
The Loughton Surgery
Traps Hill
Borders Ln
Smarts Ln
Forest Rd
High Rd
Tycehurst Hill
Colson Rd
Alderton Hill
Spareleaze Hill
Deepdene Rd
Ollard's Grove
Station Rd
Alderton Hall Ln
Bushfields
High Rd
Roding Valley
High School
Alderton Junior School
Chequers Rd
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
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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PLANS


Storage
20'8" x 19'
6.29 x 5.78m
11'11" x 11'6"
3.63 x 3.50m
Cinema Room
19'9" x 13'1"
6.03 x 4.00m
Games Room
13'11" x 13'11"
4.24 x 4.23m
Basement
Dining Room/
Kitchen
30'1" x 22'6"
9.18 x 6.87m
Utility Room
12'5" x 6'8"
3.79 x 2.04m
Office
11'11" x 7'10"
3.62 x 2.40m
Lounge
14'3" x 14'3"
4.35 x 4.35m
Void
Reception Room
31'5" x 12'8"
9.57 x 3.86m
Ground Floor

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