



CHURCHILL
estates



Manor Road,
Loughton

Asking Price £1,300,000

Tenure : Leasehold - Share of Freehold

Floor Area : 1845.00 sq ft

Local Authority : Epping Forest

Council Tax Band : F

Bedrooms : 2

Receptions : 1

Bathrooms : 2



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



Warren Hall - A rare opportunity to own a beautifully appointed apartment within one of Loughton's most prestigious and historic residences. Set behind gates on Manor Road and surrounded by stunning landscaped grounds, this elegant home blends timeless period character with modern comfort. Residents of Warren Hall have exclusive access to a heated outdoor swimming pool, set within the beautifully maintained communal gardens and a sweeping carriage driveway leads to ample residents' parking. Nestled in a grand Victorian mansion once known as "The Warren," and with direct access to Epping Forest, this unique apartment offers refined living in an exceptional setting.

The impressive communal entrance hall, rich in character and original period detail, where soaring ceilings, ornate cornicing, and a magnificent sweeping staircase evoke the building's stately heritage. For added convenience, lift access serves all floors. Inside, you'll find a thoughtfully laid-out apartment offering both elegance and style. There are two generous double bedrooms, including a luxurious master suite with a walk-in wardrobe, a stylish en suite shower room, and direct access to a private balcony. A family-sized bathroom serves the second bedroom and guests, while the heart of the home is the beautifully proportioned living room, complete with a large bay window that floods the space with natural light. There's ample room to dine and entertain, all centred around a striking stone feature fireplace and surrounded by elegant period details, including intricate cornicing and high ceilings. The kitchen/breakfast room is equally impressive, fitted with a large central island, generous worktop space, and extensive storage, ideal for both everyday cooking and casual dining.

In summary, Warren Hall is set in a private and leafy enclave on the edge of Epping Forest, offering direct access to picturesque woodland walks while remaining just a short walk from Loughton High Road. The Central Line at Loughton Station provides excellent links into London, and the M11/M25 are within easy reach for road connections. Further benefits include a double garage and is being offered with a share of the freehold. For more information or to arrange an appointment to view, please contact the office at your convenience.



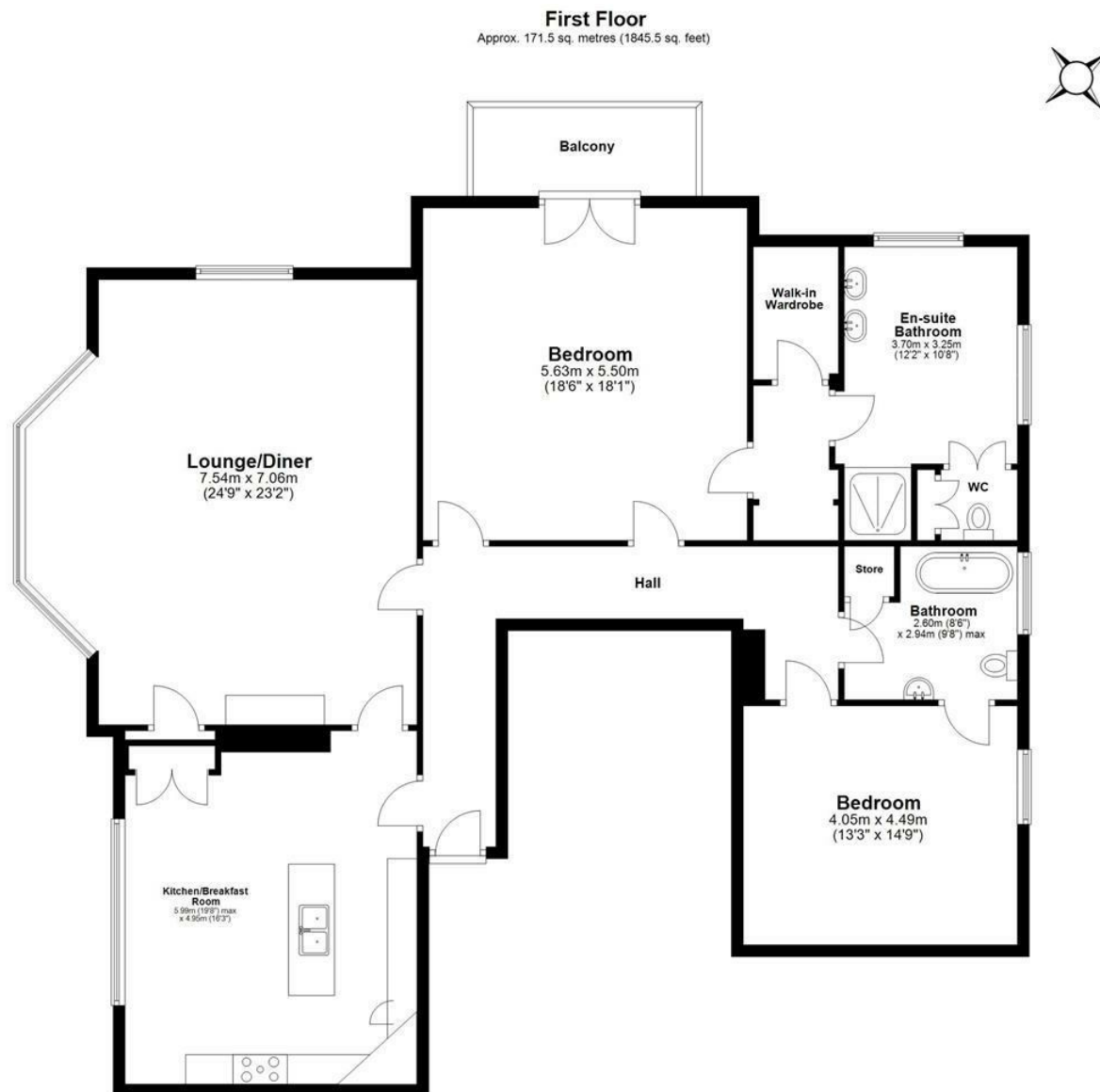




- Set within one of Loughton's most prestigious and historic residences.
- Stunning landscaped ground with direct access to Epping Forest
- Exclusive access to heated outdoor swimming pool
- Elegant period details & high ceilings
- Share of freehold
- Two generous size bedrooms
- Master suite with walk-in wardrobe, en-suite shower room and private balcony
- Beautifully proportioned living room & impressive kitchen/breakfast room
- Impressive communal entrance hall with lift access
- Double garage & residents parking







Total area: approx. 171.5 sq. metres (1845.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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