



Manor Road, Loughton, IG10

BUTLER & STAG



## CLICK VIRTUAL TOUR

**Set in 11 acres of mature parkland with far reaching views, Arabin House is a Grade II listed country house with active planning permission to extend to create a grand country residence.**



## Freehold

- Planning number EPF/1299/15
- Active Planning Permission To Create 11,800 Sq Ft
- Nine Bedrooms
- Gated Development/Stunning Grounds
- 9 Acres
- Close To Loughton High Road

Planning number EPF/1299/15

Dating back to the late 16th century, with further remodelling in 1800 Arabin house is a spectacular Grade II Listed white stucco fronted residence, that is set in approximately 9 acres of stunning, mature grounds within the heart of Epping Forest.

The Arabin Estate incorporates two separate dwellings totalling close to 8,500 sq ft with planning permission granted to extend further if so desired.

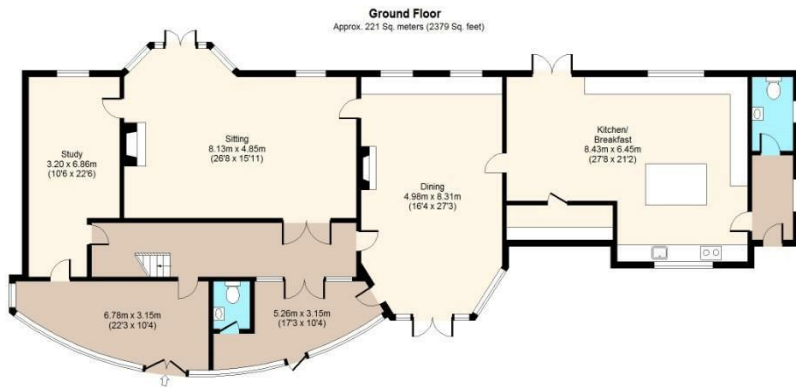
Arabin house is currently divided into two residences (Arabin House and Beech Hill house). The current owner has brought back together the original Arabin estate. Planning permission has been granted to bring together the two houses and adding two breath taking wings to create an elegant Georgian home with bespoke modern luxury. The new home created will use the original Georgian entrance with the Victorian front extension being demolished. The # active planning permission granted is to remodel and extend the property to circa 11,840 square feet above ground. There is an extensive rear terrace with the permission granting an impressive outdoor swimming pool.

The property is approached via a secure and remote controlled gates that open onto the single driveway leading down to the courtyard parking and driveway to the front of the house. The extensive grounds with beautiful gardens and an abundance of mature borders create a delightfully secluded setting for the house. The gardens are a delight and are teaming with flowering plants and well-established shrubs and woodland trees such as Yew, Fir, Pine, Willow, Horse Chestnut, Oak, Hazel and Silver, which add a wonderful fragrance when in flower. Features such as the pergola and thatched folly by the pond with decking surround invite guests to linger. The pond has been made from a former Victorian swimming pool that can be restored as a





# Arabin House



Total area: approx. 421 Sq. meters (4532 Sq. feet)  
For illustration purposes only - not to scale  
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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.