





Manor Farm Barn Mott Street Loughton, IG10 4AP

Tucked away behind secure gates and offering ample off-street parking for numerous vehicles, this distinctive home was once part of the groom's flat and stables to the former Manor Farm. Today, it has been transformed into a spacious and versatile residence spanning over 3200 sq ft, perfectly blending character with modern living.

At the heart of the home is the kitchen/breakfast room, opening seamlessly into a welcoming dining and family space-ideal for everyday living, entertaining or gathering as a family.

The ground floor features two generously sized en-suite bedrooms, including an exceptionally large master suite offering space and comfort rarely found. A separate downstairs WC adds further convenience, while a recently added outside utility room enhances the property's practicality.

Upstairs, a further living room provides a bright and airy retreat, perfect for relaxation or entertaining guests. This level also offers three additional bedrooms, two of which benefit from their own en-suites, making the home particularly well-suited for larger families or visiting guests.

The garden is a real asset-a good size, yet low maintenance and wonderfully private, making it perfect for both entertaining and quiet relaxation.

The property's setting in High Beech combines peace and privacy with accessibility. Enjoy woodland walks, horse riding and mountain biking trails on the doorstep, alongside local pubs, a par-3 golf course and a well-regarded primary school. Excellent transport links are close by: Loughton Underground Station (2.3 miles) and Chingford Station (3.4 miles) both provide easy access into London, while nearby Loughton High Road and Chingford's Station Road offer a wide choice of shops, cafés and restaurants.

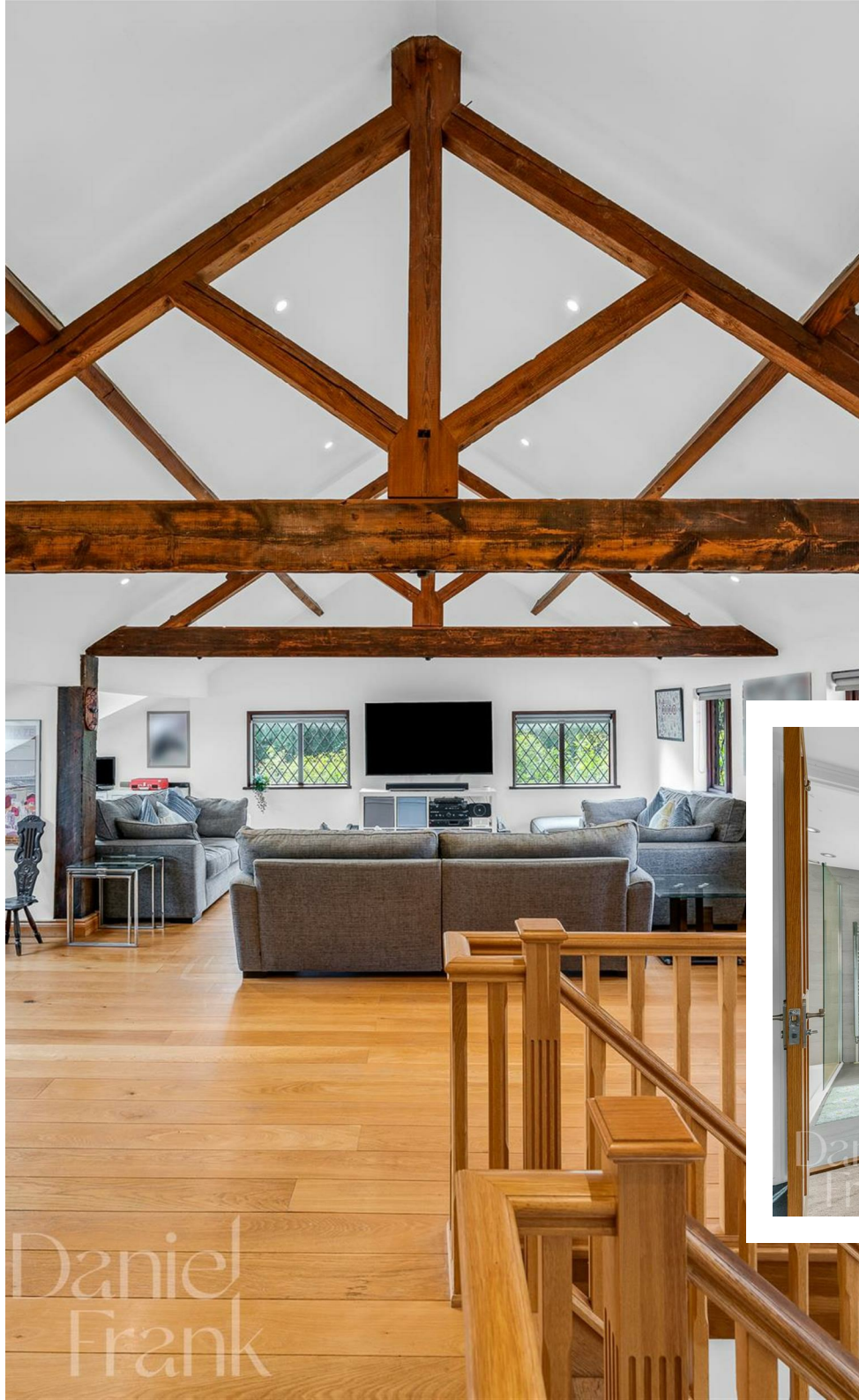
This is a home that delivers on every level-gated security, generous accommodation, a private low-maintenance garden and a semi-rural lifestyle, all within easy reach of the city.

Tenure Freehold
Council Epping Forest

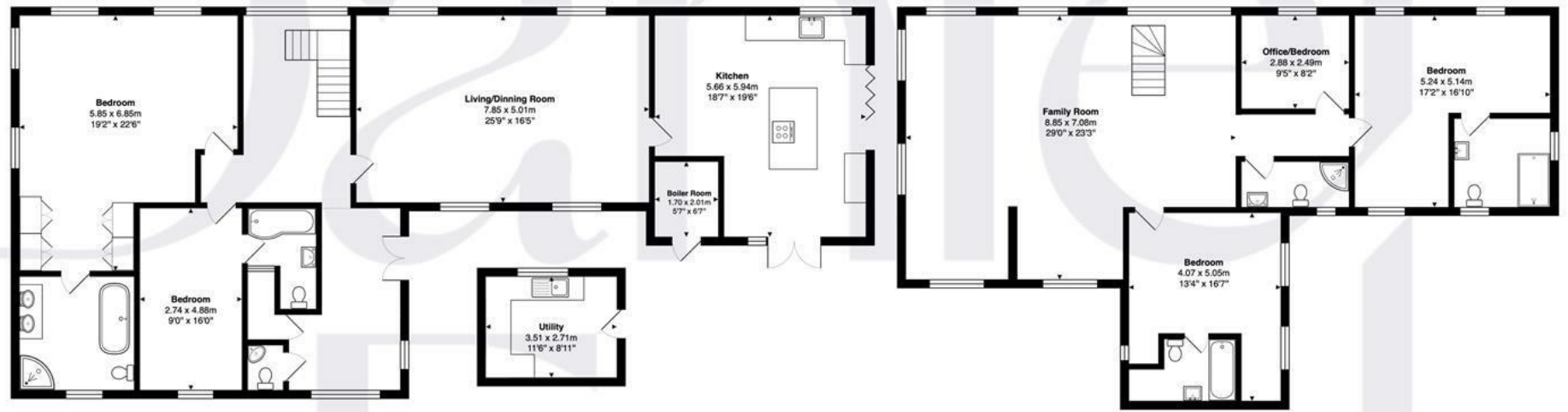




Your Next Chapter



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WHY LOUGHTON?

Loughton is a highly desirable area, known for its vibrant community and convenient amenities. At the heart of the town is the bustling High Road, which caters to all your daily needs with supermarkets like M&S Food Hall and Sainsbury's, as well as a variety of popular cafes, coffee shops, and restaurants. Highlights include the renowned Gail's Bakery and The Ginger Pig, along with several charming pubs.

For those seeking an active lifestyle, Loughton offers excellent recreational facilities. The Loughton Cricket Club, Bowling Club, and the newly renovated Loughton Leisure Centre that includes a swimming pool, are all located just off the High Road. Additionally, the area is home to a selection of highly regarded private and state schools, ensuring quality education options.

Nature enthusiasts will appreciate the proximity to the stunning Epping Forest, perfect for cycling, running, or leisurely Sunday strolls. Plus, with Loughton Central Line Station nearby, residents enjoy seamless access to The City and West End, making it an ideal location for commuters.

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