



CHURCHILL
estates



Manor Road, Loughton

£1,200,000

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		82
(69-80) C	77	
(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 



Churchill Estates are pleased to bring to market this beautifully appointed first-floor apartment within Warren Hall — one of Loughton's most prestigious and historic residences.

Set behind secure gates on Manor Road and surrounded by stunning landscaped grounds, this elegant home perfectly combines timeless period charm with modern comfort. Entry is controlled via an entry phone system at the main gates from Manor Road and into the main block, ensuring both security and privacy. Residents also enjoy direct access to Epping Forest through a secure locked gate within the grounds.

Residents of Warren Hall enjoy exclusive access to a heated outdoor swimming pool set within the beautifully maintained communal gardens, while a sweeping carriage driveway leads to ample residents' parking. Once known as The Warren, this grand Victorian mansion offers an exceptional lifestyle in a peaceful yet convenient setting.

The impressive communal entrance hall immediately sets the tone. Soaring ceilings, ornate cornicing and a magnificent sweeping staircase all showcase the building's stately heritage. Lift access serves all floors for added convenience. A communal storage cupboard in the lobby provides additional practical storage for residents.

Inside the apartment is thoughtfully designed and finished to a high standard throughout. Featuring 15-foot high ceilings throughout, double glazing and gas central heating with traditional cast iron radiators controlled via Hive smart heating, the home offers an exceptional sense of space and comfort. Two loft hatches provide access to small storage spaces above both bathrooms, adding practical storage options without compromising the apartment's elegant design. There are two generous double bedrooms, including a luxurious principal suite featuring a walk-in wardrobe, a stylish en suite shower room and direct access to a private balcony. The family bathroom is a Jack and Jill style, providing convenient access from the second bedroom as well as the hallway for guests. The elegant living room, beautifully proportioned with a large bay window is flooded with natural light and offers ample space for dining and entertaining. A striking stone feature fireplace forms the focal point of the room, complemented by the impressive high ceilings and intricate cornicing. The kitchen/breakfast room is equally impressive, fitted with a large central island, generous worktop space, extensive storage and includes integrated appliances and a water softener, ideal for both everyday cooking and casual dining.

Warren Hall is set within a private and leafy enclave while remaining just a short stroll from Loughton High Road. Excellent transport links include Loughton Central Line Station (0.8 miles) providing fast access into London with the M11 and M25 close by for convenient road connections. Families will appreciate the excellent choice of nearby schools with Staples Road Primary School (0.5 miles), Roding Valley High School (0.9 miles) and several popular independent schools within a short drive.

Further benefits include a double garage with electricity and a fob-controlled electric door, share of the freehold and a long lease of over 950 years remaining.

For more information or to arrange a viewing please contact our office at your earliest convenience to avoid disappointment.



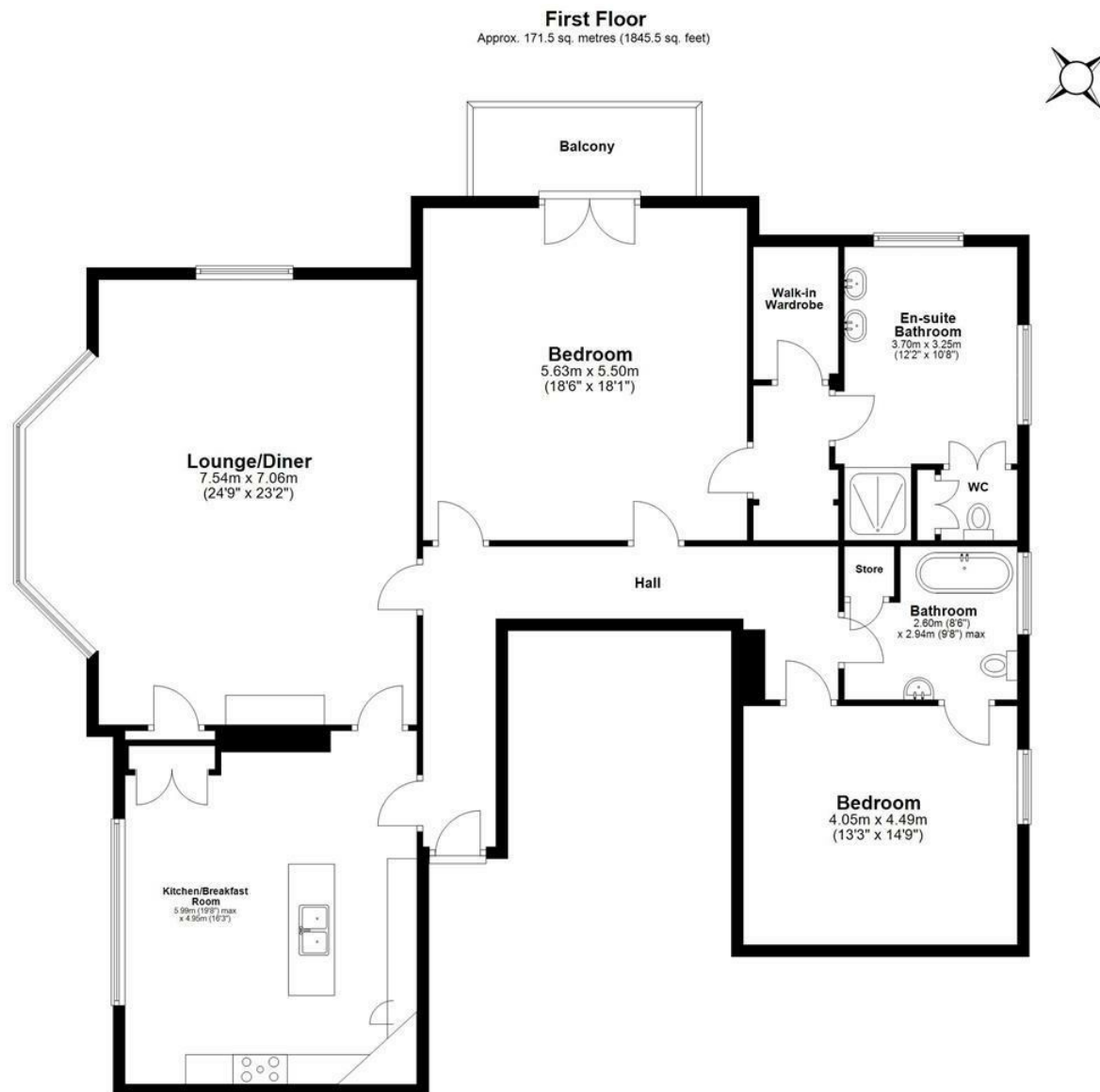




- Stunning first floor apartment in a historic & prestigious building
- Stunning landscaped grounds with heated outdoor swimming pool & direct access to Epping Forest
- Beautifully proportioned living room & impressive kitchen/breakfast room
- Spacious private double garage, fully equipped with power & an electric door
- Share of freehold with long lease in excess of 950 years remaining
- Two spacious double bedrooms including a luxurious en-suite, walk-in wardrobe & private balcony
- Impressive 15-foot high ceilings throughout blending grandeur with natural light
- Gated development, entry phone system & lift access
- Secure private car park offering allocated spaces for residents & visitor parking
- Double glazing & gas central heating throughout controlled via Hive smart heating







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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