



Manor Road
High Beech | Loughton | Essex | IG10 4AD

FINE & COUNTRY

SELLER INSIGHT

“ I bought this home back in 2011 as I could see how much potential it had, although it was a real project! It was really just a shell and I set about converting it into the beautiful home it is today.

The location really was perfect in the middle of Epping Forest I just loved the drive up to the house and the stunning gardens that surround the house and feel in love with it.

I will be sad to leave this home as I have invested blood, sweat and tears into it but it is time to pass it onto a new family to enjoy all it has to offer.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







STEP INSIDE

Manor Road

A stunning Grade II listed detached house situated the sought after location of High Beech, surrounded by Epping Forest offering fantastic walks, a riding school and two pubs serving food. Loughton town centre is only a short drive away, where you can find a Central Line station along with a wider selection of shops and restaurants.

The first impression when you arrive at the electric gates is one of security and a warm welcome, the house is nicely positioned at the end of a gravelled driveway with a garage to the left. This also offers a car port and room that is used as a summer house and a first floor used as a games room, which is a great space for when you are entertaining or even for the teenagers to have their own retreat.

The house oozes character and dates to 1757 but has been lovingly restored and extended to the rear with a light and airy kitchen with French doors leading out to the patio, where you could sit and enjoy breakfast in the mornings. The rest of the ground floor comprises of a lounge, a family room with an adjoining cloakroom and a dining area, all of which have original features that are in keeping with the original character.

To the first floor are three double bedrooms, one with an en-suite shower room and a large jack and jill bathroom to bedroom one, whilst the second floor has a further double bedroom and bathroom.

The gardens are just stunning, laid lawns with original bricked walls and offer a peaceful and tranquil retreat. As well as a great outdoor space for summer parties and barbecues.





Travel Information

Loughton Underground Station 2.0 miles
Chingford Station 2.6 miles
Stansted Airport 21.9 miles

Leisure Clubs & Facilities

Loughton Golf Club 02085022923
Epping Golf Course 01992572289
Loughton Cricket Club 02085082489
Loughton Bowls Club 02085083546
Loughton Leisure Centre 02032255460

Healthcare

Forest Practice 02085084580
The Loughton Surgery 02084181340
St Margaret's Hospital 01992561666

Education

Primary School
Hereward Primary 02085086465
Staples Road Primary 02085081241
Whitebridge Primary 02085088624
High Beech Church of England Primary School 02085086048
St John Fisher Catholic Primary 02085086315
Secondary School
Debden Park High School 02085082979
Davenant Foundation School 02085080404
Rodin Valley High 02085081173
Oaklands School (Independent) 02085083517

Entertainment

Pubs and Restaurants
The Owl 02085020663
The Victoria Tavern 02085081779
The Gardener's Arms 02085081655
Quindici 02085089655
Haywards, Epping 01992577350
India Grill 02085087799

Local Attractions / Landmarks

Epping Forest
Lee Valley Park Farm
Hainault Forest Country Park

Ground Floor
Approx. 99.6 sq. metres (1072.4 sq. feet)



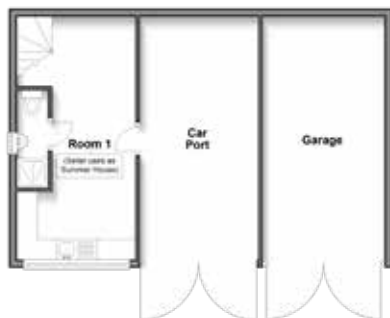
First Floor
Approx. 75.0 sq. metres (807.3 sq. feet)



Second Floor
Approx. 45.1 sq. metres (485.6 sq. feet)



Outbuilding Ground Floor
Approx. 53.6 sq. metres (577.4 sq. feet)



Outbuilding First Floor
Approx. 45.2 sq. metres (486.2 sq. feet)



Ground Floor

Entrance Hall
Lounge 22'0 x 11'0
Family Room 13'0 x 9'6
Cloakroom
Dining Area 16'6 x 11'0
Kitchen 19'5 x 11'6

First Floor

Landing
Bedroom 1 22'0 x 12'4
Jack and Jill Bathroom
Bedroom 2 13'0 x 11'7
En-Suite Shower Room
Bedroom 4 12'0 x 10'0

Second Floor

Landing
Bedroom 3 30'2 x 16'3
Bathroom

Outbuilding Ground Floor

Garage 20' x 9'9
Car Port 16'6 x 9'6
Room 1 (Summer House) 20'1 x 9'9

Outbuilding First Floor

Room 2 (Games Room) 30'8 x 16'2

Outside

Off Street Parking
Front Garden

£ 1,800,000

Council Tax Band: H
Tenure: Freehold



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