



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

FINE & COUNTRY



# SELLER INSIGHT

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“ 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

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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.







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#### 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)



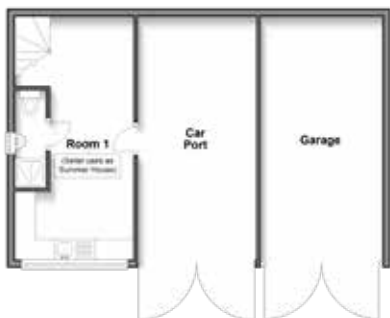
**First Floor**  
Approx. 75.0 sq. metres (807.3 sq. feet)



**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  
Shower Room

#### Outbuilding First Floor

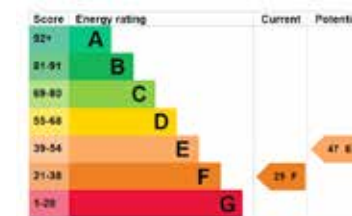
Room 2 (Games Room) 30'8 x 16'2

#### Outside

Off Street Parking  
Front Garden

£ 1,800,000

Council Tax Band: H  
Tenure: Freehold



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