

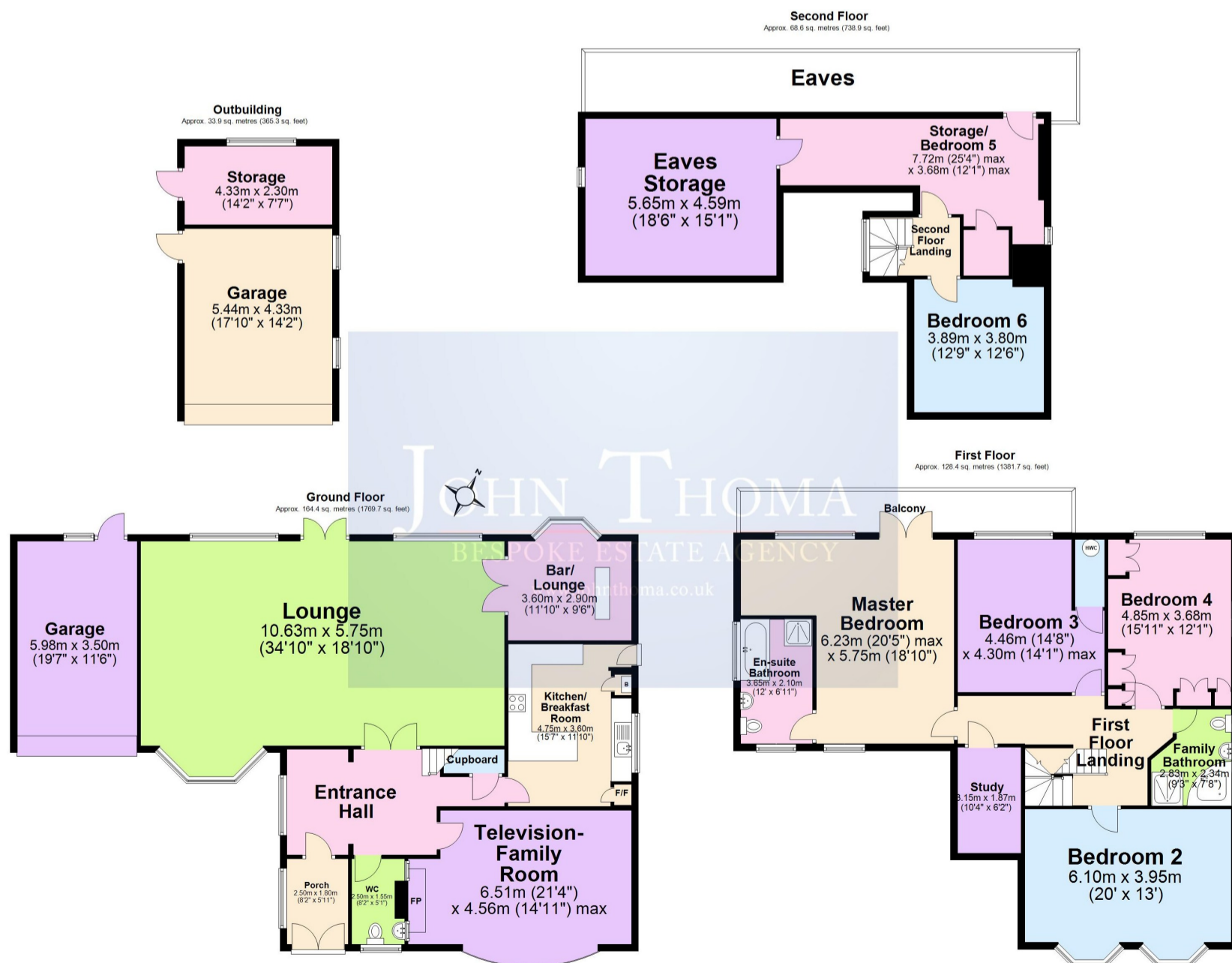


JOHN THOMA

BESPOKE ESTATE AGENCY

A five bedroom detached family home with golf course views on Manor Road, Chigwell and chain free. The property is close to sought after schools, the central line, shops and local amenities.

**Manor Road
Chigwell**



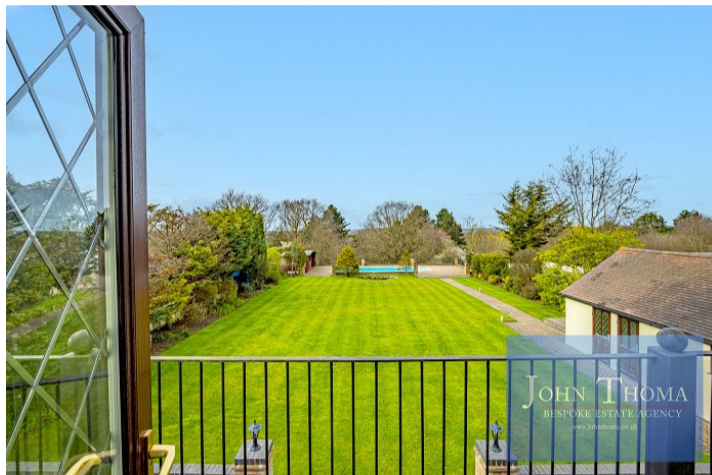
Total area: approx. 395.4 sq. metres (4255.7 sq. feet)

Council Tax Band: H (Epping Forest)

[John Thoma Bespoke Estate Agency, Chigwell Branch](#)

The Coach House 201 High Road Chigwell Essex IG7 5BJ
[020 8340 8833](tel:02083408833) Local call rate

Agent Note: The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.



A five bedroom detached family home with golf course views on Manor Road, Chigwell and chain free. The property is close to sought after schools, the central line, shops and local amenities.

The property is currently 4,225 square feet in size on a 0.38 acre plot with approved planning permission, planning passed for a huge seven bedroom home arranged on four floors with a total square footage of 13,140. Ref: EPF/0950/25

the new home will have a lift to all four floors with a huge open plan kitchen-dining-living room, a reception room and a study. All seven bedrooms are spacious doubles in size with en-suites and five have bespoke dressing rooms. The basement level has a car lift to the basement with a cinema room, gym and entertainment area.

Currently the property has a spacious lounge measuring 34' 10" x 18' 10" and a bar lounge 11' 10" x 9' 6". A television / family room measuring 21' 4" x 14' 11" and a kitchen / breakfast room measuring 15' 7" x 11' 10".

The private landscaped rear garden measures 148' x 77' with golf course views, a heated swimming pool. The frontage is gated with a spacious carriage driveway and access to an attached large garage.



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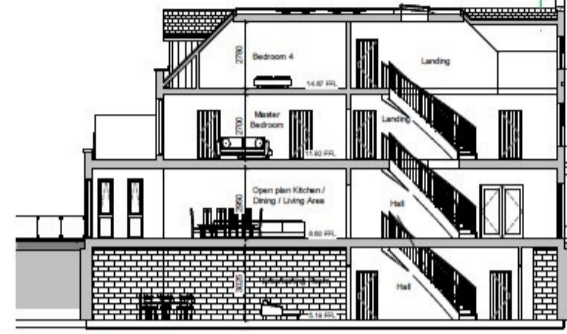
Proposed Elevation



Front Elevation
1:100



Rear Elevation
1:100



Section 1
1:100



Side Elevation
1:100



Flank Elevation
1:100

This drawing is not to be scaled.
Constructors must check all dimensions on site. Architect to be notified of any discrepancies in square dimensions.
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Revised	TW	Amended to show finished floor levels, factory details and position of flat box	26/04/22
Issue	A	Amended to Designers comments	14/04/22
Drawn	TW	Issue	22

MP CHARTERED ARCHITECTS
Architects and Designers

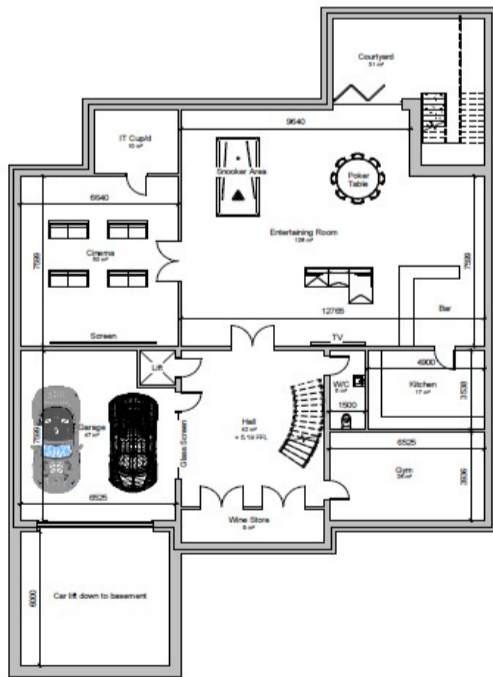
Great Brighthelm, BAYSWATER LANE, OGDON, BARNET, LONDON, N20 9JH
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Status: Planning
Project: 88 Manor Road, Chigwell, IP7 5PQ
Drawing: Proposed Elevations

Scale: 1:100 Date: 02/22/22
Sheet Size: A1 Project no.: 2624
Drawn by: TW Drawing no.: 22
Checked by: Revision: 8



Proposed Basement & Ground Floor Plans



-01 Basement Level
1:100



00 Ground Floor Plan
1:100

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Note:
Line of existing dwelling shown in dashed green



Revised	TW	Amended to show finished floor levels	26/04/22
Issue	C	Amended to show gym in basement	19/04/22
Drawn	B	Amended to Designers comments	14/04/22
Issue	A	Amended to clients comments	29/02/22
Drawn	TW	Issue	20

MP CHARTERED ARCHITECTS
Architects and Designers

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T: 01753 884215 E: info@mparchitects.co.uk W: www.mparchitects.co.uk

Status: Preliminary for Comment
Project: 88 Manor Road, Chigwell, IP7 5PQ
Drawing: Proposed Basement and Ground Floor Plans

Scale: 1:100 Date: 09/25/19
Sheet Size: A1 Project no.: 2624
Drawn by: TW Drawing no.: 20
Checked by: Revision: 0