

elliott  james

P R I M E   R E S I D E N T I A L

P R E S E N T S

Manor Road, High Beech, Loughton



elliott E | J james

# Manor Road, High Beech, Loughton

**“** Nestled in the picturesque setting of High Beech, Loughton, this stunning Grade II listed detached house, built in 1757, offers a unique blend of historical charm and modern comfort. Surrounded by the natural beauty of Epping Forest, residents can enjoy delightful walks, a nearby riding school, and two welcoming pubs that serve delicious food. The vibrant town centre of Loughton is just a short drive away, providing easy access to a Central Line station and a diverse array of shops and restaurants.

The house is elegantly positioned at the end of a graveled driveway through electric gates, complemented by a garage and a car port. Additionally, there is a summer house and a first-floor games room, perfect for entertaining guests or providing a private retreat for teenagers.

The interior of the home is a testament to its character, having been lovingly restored and extended. The ground floor features a light and airy kitchen with French doors that open onto a charming patio, ideal for enjoying breakfast in the morning sun. The spacious lounge, family room with an adjoining cloakroom, and dining area all retain original features that enhance the property's historical appeal.

On the first floor, you will find three generously sized double bedrooms, including one with an en-suite shower room, as well as a large jack and jill bathroom serving the master bedroom.

The second floor offers an additional double bedroom and bathroom, providing ample space for family or guests.

The gardens are truly a highlight, featuring beautifully laid lawns and original bricked walls that create a peaceful and tranquil retreat. This outdoor space is perfect for summer parties and barbecues, making it an ideal setting for entertaining or simply enjoying the serene surroundings. This remarkable property is a rare find and offers a wonderful opportunity to embrace a lifestyle of comfort and elegance.

**”**

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The property market has always interested me and seeing the reaction when someone finds their next home is something that really drives me to go above and beyond. I have a pride in my local area having grown up here, this also allowed me to grow a strong knowledge of the local community. With experience in the role already I look to provide a service to both buyers and sellers in which communication and transparency are key. I am incredibly proud to be a part of such a brilliant team dedicated to providing bespoke service to such a beautiful community.



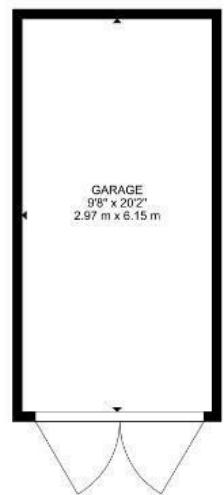
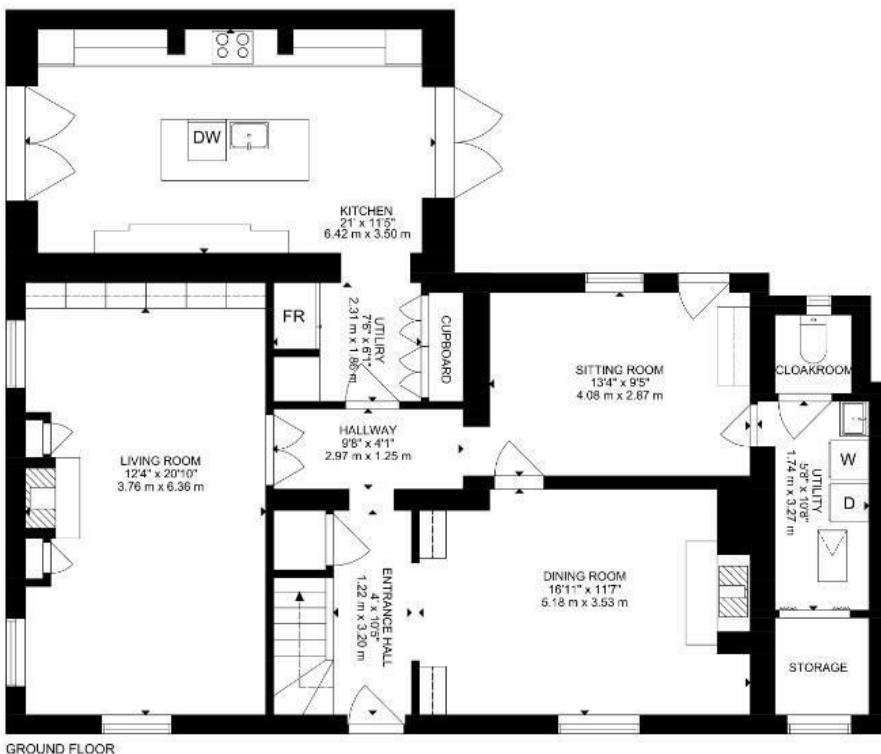
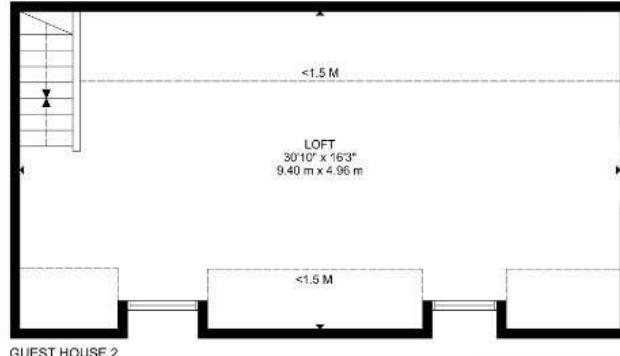
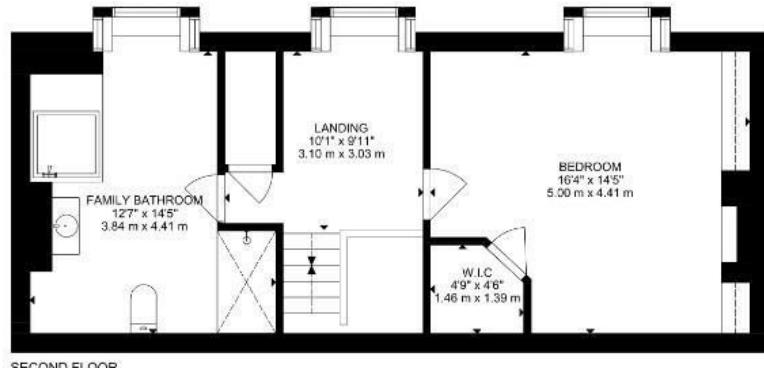
An unrestricted fully immersive walkthrough is available in our EJ Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

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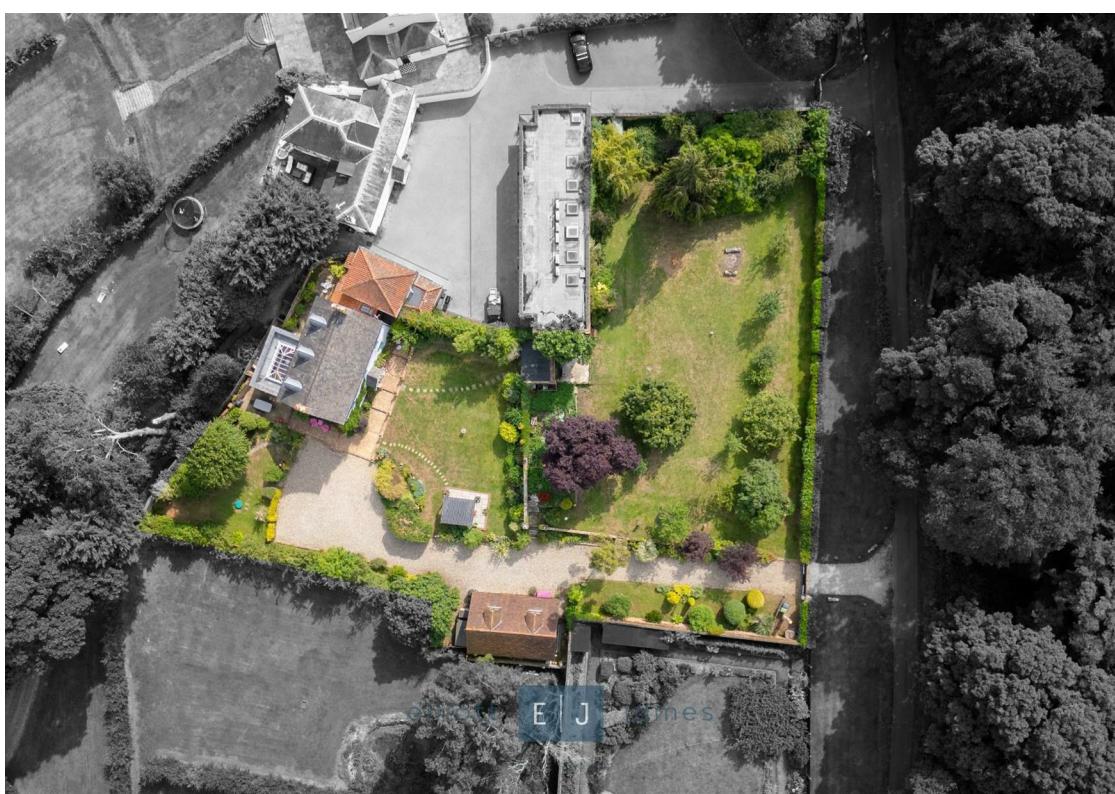
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Sqft 2960.00 sq ft	Type House - Detached	Style Georgian
Bedrooms 4	Receptions 3	Bathrooms 3
Tenure Freehold	Local Authority Epping Forest	Tax Band H

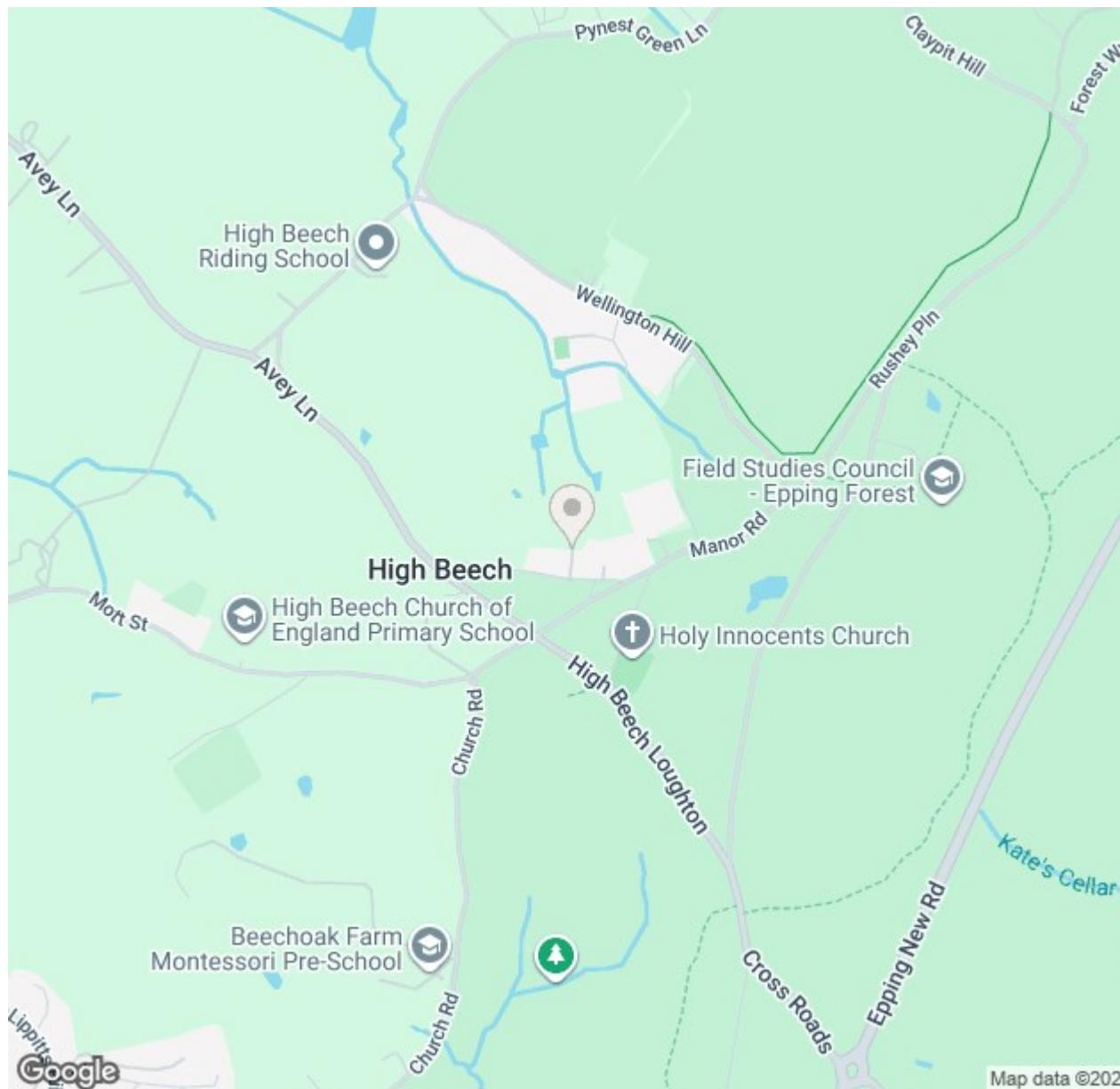
# PLANS



GROSS INTERNAL AREA  
 GROUND FLOOR: 1387 SQ FT, 127 m<sup>2</sup>, FIRST FLOOR: 936 SQ FT, 87 m<sup>2</sup>, SECOND FLOOR: 657 SQ FT, 61 m<sup>2</sup>  
 EXCLUDED AREA: GUEST HOUSE 1: 409 SQ FT, 38 m<sup>2</sup>, GUEST HOUSE 2: 536 SQ FT, 50 m<sup>2</sup>, GARAGE: 226 SQ FT, 21 m<sup>2</sup>  
 TOTAL: 2960 SQ FT, 275 m<sup>2</sup>  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



# MAP & EPC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC	D	

England & Wales

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC	D	

England & Wales



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