



High Road, Chigwell, IG7

BUTLER & STAG



**Guide Price £700,000 -  
£725,000**

**Located behind private gates  
and set in approximately  
seven acres of communal  
manicured gardens sits this  
delightful three bedroom  
Georgian house with stunning  
views over the grounds.**



## **Leasehold - Share of**

### **Freehold**

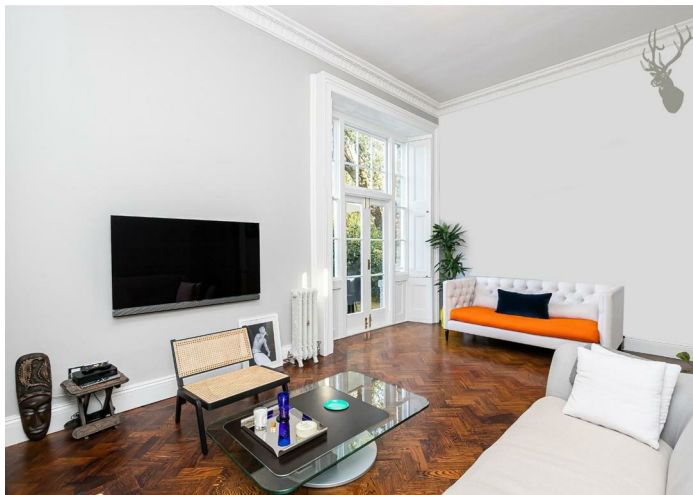
- Converted Manor House
- Three bedrooms/Two Bathrooms
- Stunning Throughout
- Allocated Parking/Garage
- Patio Area
- Seven Acres Of Communal Grounds

Believed to have once been the manor house occupied and owned by the Stradbroke Family, Cedar Park is a unique and quaint gated development which is unsighted from the roadside being situated approximately 200 meters back after a long gravel driveway, Cedar Park is a Georgian Manor house that has been divided into luxurious homes, this unique house boasts high ceilings and large windows offering plenty of natural light.

Internally the property benefits from an attractive and authentically tiled entrance hallway, a characterful lounge with sash doors leading out onto the acres of beautifully landscaped gardens, a separate kitchen and a downstairs WC. A sweeping staircase with ornate beautiful Victorian skylight leads upstairs to three bedrooms and two bathrooms (one family bathroom and one en-suite). The master bedroom benefits from dressing room and en-suite.

The property comes with allocated parking and garage.

The development is located within easy reach of Chigwell Central Line Station which offers easy access into London. Also within close proximity is the ever popular parade of shops on Brook Parade or Woodford Bridge with their comprehensive range of shops, boutiques, eateries and restaurants. Further local amenities include Virgin Active Repton Park and Tesco Superstore. The area offers a range of access to primary and secondary schools, both private and state. By car M25 (junction 26) and M11 (Junction 5 - Southbound) are within easy reach.

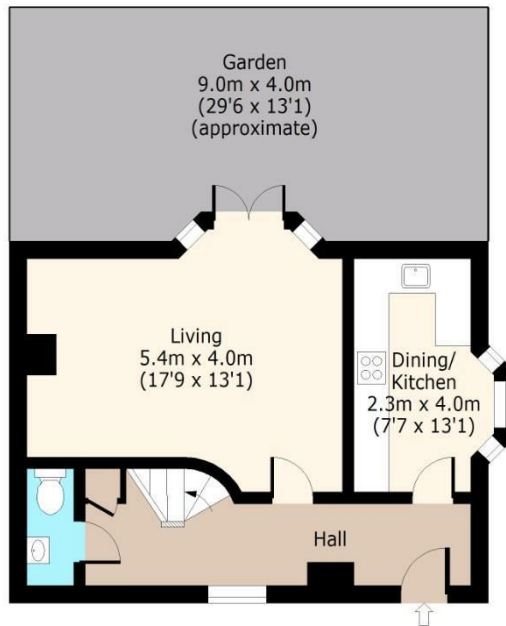




## Cedar Park

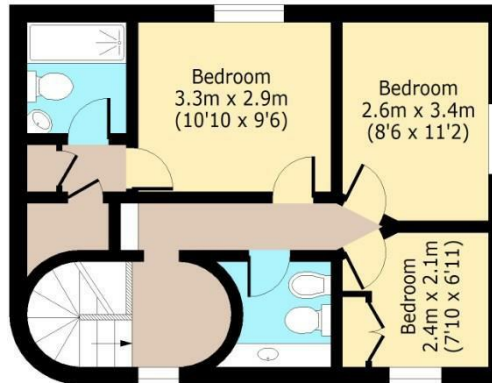
### First Floor

Approx. 44.03 Sq. meters (474 Sq. feet)



### Second Floor

Approx. 46.36 Sq. meters (499 Sq. feet)



Total area: approx. 90.39 Sq. meters (973 Sq. feet)

For illustration purposes only - not to scale

[www.lpaplus.com](http://www.lpaplus.com)

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of and offer or contract. We have not performed a structural survey on this property and the services, appliances an specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

# BUTLER & STAG

☎ 01992 667666

🏠 4 Forest Drive, Theydon Bois, Essex, CM16 7EY

✉ [theydon@butlerandstag.com](mailto:theydon@butlerandstag.com)

[www.butlerandstag.uk](http://www.butlerandstag.uk)