



Manor Road, Loughton, IG10

BUTLER  STAG





**Arabin House is set in about 6 acres of private mature parkland in Epping Forrest. Originally built in the late 16th Century with further remodeling in the 1800's.**

**\*LET WITHIN 48 HOURS\***



- Semi Detached Family Home
- Grade II Listed
- Four Bathrooms
- Five Bedrooms
- Close To Epping Forest
- Close To Loughton Town Centre

Dating back to Georgian times, Arabins House is positioned over three floors with outstanding period features throughout. The high ceilings and detailed sash windows are typical of the era in which it was built, and all add to the memorable feel in this property.

You enter the property via the original front door which is sectioned into two. The ground floor lists as a study, grand living room with French doors leading through to the terrace, generous dining room with a feature fireplace and more French doors leading you to the front gardens, a contemporary twist with an open plan kitchen diner with central island, utility room and access through to a further terrace area. From the kitchen, there is also a further WC and entrance hallway.

A spacious first floor landing serves the first four bedrooms with a nicely appointed bedroom two including en suite bathroom with the remaining bedrooms and family bathroom all being a good size. The first-floor oozes with charm as its incredibly high ceilings can be noticeably enjoyed in bedroom two.

On the second floor, you are met with the outstanding master suite. This is where you really benefit from the elevated position of Arabins House and the views simply speak for themselves. The suite offers another feature fireplace, substantial walk-in wardrobe and of course en suite. The wallpaper in this suite is like no other with all fabrics being sourced from Italy and has been hand stitched, showing some impressive craftsmanship.

Accessed via the private electric gates, you are met with a Scottish beech pebbled driveway. The front of the house provides a beautiful lawned area which is framed with high mature trees and rhododendrons.

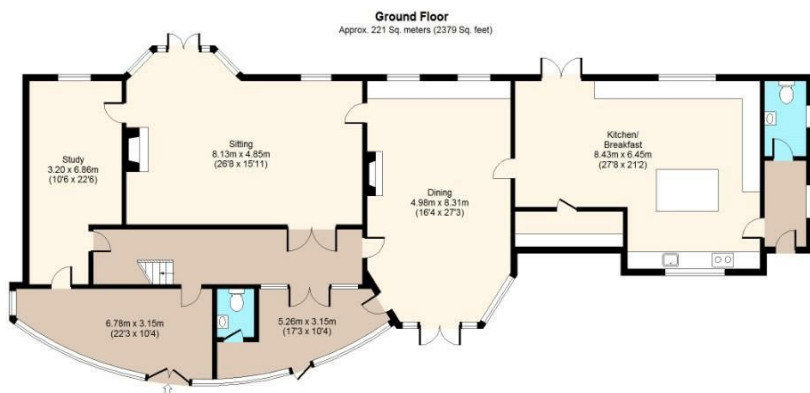








## Arabin House



Total area: approx. 421 Sq. meters (4532 Sq. feet)  
For illustration purposes only - not to scale  
www.bepius.com



# BUTLER & STAG

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**IMPORTANT NOTICE** - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and 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.