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LAND & NEW HOMES

Marcris House

Theydon Bois, CM16

Introduction

*Historic Edwardian charm
meets modern comfort,
situated within the prime
area of Theydon Bois and
providing excellent
connectivity.*







Introduction

Marcris House, once a beloved care home nestled just 0.7 miles from Theydon Bois Central Line station, occupies around 1.75 acres of beautifully landscaped grounds. This attractive period property spans approximately 10,000 sqft — an impressive, adaptable canvas for potential alternative use (STPP).

Situated within the M25 and under a mile from the village centre, Marcris House enjoys both tranquillity and convenience. Excellent road links (M11, Abridge Road) and proximity to tube and bus routes make it extremely accessible and attractive to future residents.

Privately owned since 2010 and finally closed its doors in September 2024, the home catered to older adults, including dementia care with a 30-bed capacity. Marcris House offers a rare blend of Edwardian elegance, prime commuter proximity, proven residential care pedigree, and flexible redevelopment potential—positioning it as a standout opportunity for high-end conversion projects, premium single-family redevelopment or a fresh approach entirely for alternative uses (STPP).



Status

Summary

- Freehold
- Site area 1.75 acres (0.71 hectares)
- Affluent Residential Area
- Existing GIA extending to circa 9,500 sqft
- Former Care Home
- Close Proximity To Village
- 0.7 miles to Theydon Bois Station





Location

Theydon Bois is a peaceful and attractive village in Essex, located within the CM16 postcode. It sits just 15 miles from central London and borders the ancient woodlands of Epping Forest, offering a great balance between country charm and city convenience.

The village is surrounded by open fields, green spaces, and woodland, making it ideal for those who enjoy walking, cycling, or just being close to nature. A large village green, a duck pond, and nearby forest paths give the area a relaxed and rural feel.

There's a strong sense of community in Theydon Bois. The high street has a good mix of independent shops, a post office, a bakery, and a few cafés. Two traditional pubs, The Bull and The Queen Victoria, are popular local spots for food and drinks. The village also has a library, a village hall, and active sports clubs, including cricket and tennis.

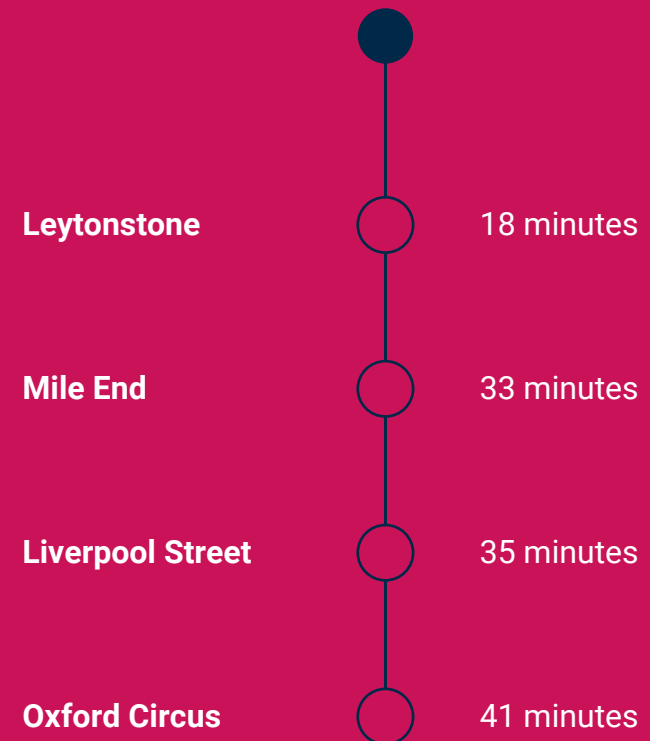
Getting into London is easy, thanks to the village's own Central Line Underground station. Trains run regularly to London Liverpool Street, with journeys taking around 35 to 40 minutes. For those who drive, the M11 and M25 are both nearby, making the area well-connected for travel around Essex and beyond.

Families are drawn to Theydon Bois for its quiet environment, open space, and good schools. Theydon Bois Primary School is well thought of, and there are several good secondary schools in nearby towns like Epping, Loughton, and Chigwell.

Housing in the village includes a mix of character cottages, traditional homes, and modern family houses. Some of the most sought-after properties are close to the village green or back onto Epping Forest. Many residents are professionals or families who want a quieter lifestyle without being far from London.

Connectivity

Theydon Bois Central Line Station

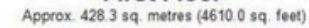




Approx. Gross Internal Area 887.8 Sq M (9556.1 Sq Ft)

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Approx. 459.5 sq. metres (4946.1 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.



Next steps

Offers

Method of Sale

Unconditional offers are invited for the freehold interest.

Tenure

The property is held freehold under title number EX197502.

Local Authority

Epping Forest District Council.

VAT

The site is not elected for VAT.

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