



Mott Street, , IG10

BUTLER & STAG





**A rare opportunity to let this exceptional four-bedroom barn conversion, newly completed in 2025 and set within the idyllic surroundings of High Beech, on the edge of Epping Forest. This stunning home offers over 2,000sq ft of beautifully appointed living space, blending rustic charm with modern luxury to create the perfect countryside retreat with all the conveniences of contemporary living.**



- Four Bedroom Barn Conversion
- Modern
- Garage
- Built In 2025
- Charming Throughout
- Great Location

The property is arranged over two floors, with a thoughtfully designed layout that maximises natural light and space throughout. On the ground floor, a spacious entrance hallway leads to two generous double bedrooms, one of which benefits from a stylish en-suite shower room, while a separate family bathroom serves the second. The heart of the home is the expansive open-plan kitchen and dining room, fitted with high-end appliances and finished to an exceptional standard, ideal for entertaining and family living. A separate utility room offers additional practicality. Beyond the kitchen lies a magnificent lounge, measuring over 24 feet in length, featuring large windows and doors that open to the surrounding countryside views, bringing the outside in.

Upstairs, the first floor comprises two further double bedrooms, including a luxurious principal suite with en-suite bathroom, and a further double room also served by an en-suite, all accessed via a bright and airy central hallway.

Positioned in a private setting surrounded by natural beauty, yet just a short distance from the vibrant towns of Loughton and Epping, this home provides easy access to local amenities, well-regarded schools, and excellent transport links into Central London via the Central Line. It offers the perfect balance of peaceful rural living and city connectivity.

Available now and offered unfurnished, this unique home is ideal for families or professionals looking for a high-quality residence in a prestigious and tranquil location.

Council Tax Band - Not Available Yet, Brand New Build







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.

A large, dark blue silhouette of a stag's head with prominent antlers, facing left, serves as a background for the contact information on the right side of the page.

**BUTLER & STAG**

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