



Mott Street, , IG10

BUTLER & STAG



A rare opportunity to let this exceptional two bedroom barn conversion, newly completed in 2025 and set within 1,600sq 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.

- Two Bedroom Barn Conversion
- Modern
- Parking
- Available March
- Charming Throughout
- Great Location

This beautifully designed two-bedroom home is arranged over two spacious floors, offering a well-considered layout that maximises natural light and modern living.

On the ground floor, a welcoming entrance hallway leads to a generous double bedroom with a sleek en-suite shower room. A stylish family bathroom and a convenient store cupboard complete the hallway. The heart of the home is the expansive open-plan reception, kitchen, and dining area—perfectly suited for entertaining or relaxing—featuring high-end appliances, contemporary finishes, and full-height windows and doors that frame the surrounding countryside views. A separate utility room adds further practicality.

Upstairs, the first floor hosts a large principal bedroom with its own luxurious en-suite shower room, a walk-in wardrobe, and additional storage in the eaves. Skylights and thoughtfully placed windows create a bright and airy atmosphere throughout.

Set in a private, tranquil location surrounded by natural beauty, this home is ideally positioned just a short distance from the bustling towns of Loughton and Epping. It offers convenient access to local amenities, reputable schools, and excellent transport connections into Central London via the Central Line—providing the ideal balance of rural charm and city convenience.

Available March and offered unfurnished, this distinctive home is perfect for professionals, couples, or downsizers seeking high-quality accommodation in a prestigious semi-rural setting.

Council Tax Band – Not Yet Available (Brand New Build)



Manor Farm (Plot 5)

Approx. Gross Internal Area 153 Sq M (1646.5 Sq Ft)

BUTLER & STAG



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.
© modephotouk www.modephoto.co.uk

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.

BUTLER & STAG

020 8504 9000

184 Queen's Road, Buckhurst Hill, IG9 5BD

buckhursthill@butlerandstag.com

www.butlerandstag.uk