



P R I M E R E S I D E N T I A L

P R E S E N T S

Dragons, Nursery Road, Loughton



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Elliott James Prime Residential are delighted to bring to the market Dragons which is regarded as one of the most individual and distinctive residences in the area and built to the exacting standards of a wealthy Victorian shipwright and craftsman Henry Marshall Fletcher in 1883.

This luxurious and inspiring home is lavishly embellished with his chosen "Dragon" emblem throughout from the imposing gable to cellar. The entire property is a testament to the master craftsmanship of the original owner with beautiful stained coloured windows, original Victorian fireplaces and unique carvings in Oregon pine, pitch pine, white pine and archangel deal adorning the walls and vaulted ceilings.

The ground floor comprises a front porch, stunning vaulted and ornately panelled entrance hall, drawing room with garden views, panelled sitting room, impressive library, shower room/downstairs cloakroom, and contemporary kitchen with walk in larder; off the kitchen there is an inner hallway to a second kitchen/utility with access via an internal door to the attached triple garage, a further cloakroom and a large formal dining room and conservatory. Stairs from the entrance hall lead down to eight cellar rooms. The first floor offers a bright beautiful landing giving access to the master suite with contemporary en-suite and dressing room and views over the grounds, four further bedrooms and family shower room. A further staircase to the second floor leads initially to a laundry drying room and then at the top to a large office which can also be used as an additional bedroom and a carpeted storage room.

Externally, this magnificent Grade II listed residence has a frontage in excess of 200ft and sits behind electric gates with the driveway leading to the stunning mature private grounds which overlook Epping Forest. The grounds have been designed to offer sunny and shaded seating areas with the rear garden comprising of a delightful patio, fountain and arched Victorian loggia.



With over 25 years of experience within the property industry I have a wealth of Knowledge and expertise in delivering exemplary and unsurpassed discretionary customer service to esteemed clientele.



**Heidi Foster** MNAEA

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An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

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Sqft 6615	Type House - Detached	Style Victorian
Bedrooms 5 / 6	Receptions 5	Bathrooms 2
Tenure Freehold	Local Authority Epping Forest District Council	Tax Band Band H



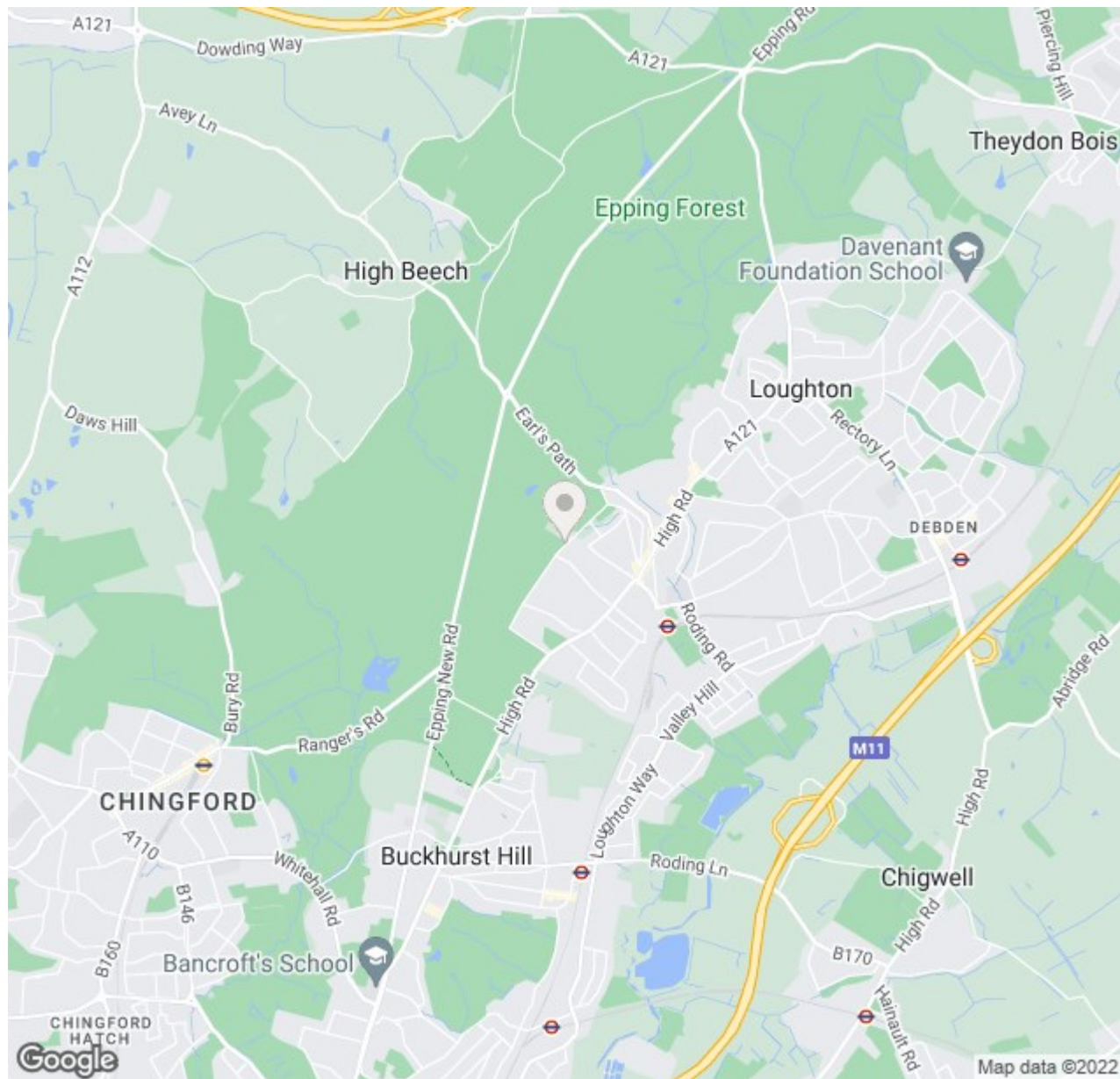








# MAP





# PLANS



GROSS INTERNAL AREA  
 FLOOR 1: 1087 sq ft, 101 m<sup>2</sup>, FLOOR 2: 2501 sq ft, 232 m<sup>2</sup>  
 FLOOR 3: 1784 sq ft, 166 m<sup>2</sup>, FLOOR 4: 249 sq ft, 23 m<sup>2</sup>  
 EXCLUDED AREAS: PORCH: 36 sq ft, 3 m<sup>2</sup>  
 LOFT STORAGE: 166 sq ft, 15.5 m<sup>2</sup>  
 GARAGE: 532 sq ft, 49 m<sup>2</sup>, CONSERVATORY: 296 sq ft, 27 m<sup>2</sup>  
 REDUCED HEADROOM BELOW 1.5M: 28 sq ft, 3 m<sup>2</sup>  
 TOTAL: 5621 sq ft, 522 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

elliott  james

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