



Beresfords
country



EDWINS HALL

EDWINS HALL | WOODHAM FERRERS | CHELMSFORD

Edwin's Hall is an important and historic eight bedroom Grade II listed residence dating back to the 16th Century, renovated by Edwin Sandys between 1570 and 1577. The property is set on an elevated position with outstanding views towards Crouch Valley across far reaching open countryside. The 10acre plot enjoys a mix of landscaped formal grounds and premium equestrian facilities with adjoining paddocks, linking into extensive off road hacking and bridleways. Indoor swimming pool complex, tennis court and garaging. EPC Exempt.

Within 1.9 miles of South Woodham Ferrers train station (journey time to London Liverpool Street is within a 52 minute journey) | Wickford train station is within 6.5 miles (journey time to London Liverpool Street is within 37 minutes) | Chelmsford with its excellent shopping facilities and mainline train station is within 10 miles (journey time to London Liverpool Street is within 34 minutes) | The renowned New Hall School is within 11.5 miles

- Grade II listed
- Impressive entrance hall
- Eight bedrooms

- Indoor swimming pool complex
- Set on a plot of circa 10 acres (stls)
- Excellent equestrian facilities

- Extensive off road hacking and bridleways
- Tennis court
- Stunning views towards Crouch Valley





Description

Internally the stunning accommodation remains sympathetic to its period and has been well considered in its configuration. All of the principle rooms offer lovely views of the surrounding formal gardens, two historic moats and or open countryside.

The impressive entrance reception hall provides a turning stairwell to the first and second floors which offer eight good size double bedrooms, including a charming and discrete guest suite with a double bedroom, lovely bathroom with Victorian bath tub and views of the courtyard, dressing room and further double bedroom above if required.

The first floor provides three substantial bedrooms with the master providing one of the most impressive Tudor fireplaces we have seen. It also offers a dual aspect via a large bay window onto the front of the house and access into a good size en- suite bathroom with sunken Jacuzzi bath, separate shower and his and hers sinks. It also benefits from a good size dressing room. Bedroom two is of similar size and is currently being utilised as a snooker room. The third double bedroom is accessed from bedroom two and indeed the main stairwell, offering a lovely dual aspect, Georgian plaster work and a feature fireplace. This could be utilised as a generous en- suite bathroom for bedroom two if required.

The second floor provides four further double bedrooms all offering stunning views. Of particular note is the triple aspect fifth bedroom with access into the original apex and a doorway onto the roof top terrace which enjoys the most enviable views towards London.

On entering the property the previously mentioned reception hall gives access into a beautiful drawing room with Tudor style exposed brick fireplace and inset wood burner. Two large bay windows flood this charming reception with light and provide beautiful views of the surrounding grounds. The dining room again provides a beautiful bay with half oak shutters, oak panelling from floor to ceiling and access into a generous study to the West wing of the house.







A further sitting room/media room is located on the opposite wing of the house, next to the swimming pool complex, providing double glazed doors onto the garden, an inset wood burner, exposed timbers and a turning stairwell onto the mezzanine games room above. This final reception is also located close to the laundry/utility/drying room which could provide a second kitchen if a prospective purchaser would like to provide separate accommodation to the main house. The farmhouse style kitchen breakfast room has been sympathetically fitted and provides a walk in corner larder fridge, integrated coffee machine and inset oil fired Aga set within a deep inglenook with further summer Aga backup adjacent. The kitchen also takes in wonderful views of the paddocks and horses to the rear of the plot. Access is provided into a further walk in pantry, utility room and boot room.

The indoor swimming pool complex is also a recent addition to the North wing offering a beautiful vaulted timber framed pool area with underfloor heating to the tiled flooring, his and hers changing rooms, sunken Jacuzzi, open shower wet room with double lantern roof and separate WC. The pool opens via three sets of double doors onto the raised decking which benefits from stunning views of the inner moat and countryside beyond. This stunning complex is also accessed internally from the house and indeed one of the rear boot rooms and also provides a sizeable gymnasium.

The plot extends to circa 10 acres (stls) providing a mix of formal grounds and premium equestrian facilities including a flood lit ménage, four bay stable block with automatic water; large Essex style barn/hay store with further feed store and cloakroom. Beyond the hardstanding yard are two large steel and sleeper muck bays with easy access from the surrounding paddocks. Adjacent to the ménage is a further container and adjoining garden shed. It is also important to note that the stable block benefits from a covered entrance with external lighting and a tie area for horse washing. The property is approached via an imposing tree lined gravel driveway which splits to the front and rear of the house and indeed to the previously mentioned equestrian facilities beyond the hard surfaced tennis court. To the rear of the house is a recently constructed two bay garage with adjoining wood store.



Agents note

The property benefits from private drainage and a renewable energy ground source heating system. It is also important to note that there are a further 10 acres of additional pasture/paddock available under separate negotiation for both sale and rent. Edwin's Hall is one of the most historically important properties we have seen, benefitting from a Grade II listing of both architectural and historical importance which has been respected impeccably by the current owners.





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LYONS TEA



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