

THE WOOD HOUSE

EPPING • ESSEX

THE WOOD HOUSE



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Your attention is drawn to the Important Notice on the last page of the text.



THE WOOD HOUSE

EPPING • ESSEX • CM16 5HT

*Epping Station (Central Line) 1.7 miles • Waltham Abbey 5.5 miles • Harlow 8 miles • Cheshunt 9 miles
M25 (Junction 26) 3.5 miles • M11 (Junction 7) 5 miles • Central London (Westminster) 23 miles
Stansted Airport 18 miles • London City Airport 18 miles • Luton Airport 35.5 miles • Heathrow Airport 45 miles.
(All distances are approximate).*

The Wood House is ideally placed for schooling, leisure and recreational amenities in the locality.

SET IN AN ELEVATED POSITION ENJOYING OUTSTANDING PANORAMIC VIEWS, A PRIVATE COUNTRY ESTATE OF ABOUT 24.8 ACRES WITH AN HISTORIC GRADE II LISTED RESIDENCE AND ADDITIONAL ANCILLARY ACCOMMODATION.

THE WOOD HOUSE IS A FINE RESIDENCE OF ARCHITECTURAL SIGNIFICANCE WITH EXCEPTIONAL FACILITIES AND EXCELLENT TRANSPORT LINKS.

MAIN HOUSE

Hall • Drawing Room • Dining Room • Family Room • Games Room with Bar Area • Media Room / Library • Study • Kitchen
Breakfast Room • Master Bedroom Suite • 5 further Bedrooms with En Suite facilities • Cloakrooms • Utility Room • Flower Room
Gardener's WC • Tank Room • Wine Cellar • Store Rooms • Boiler Room • Estate Office.

COTTAGE

Hall • Sitting Room • Kitchen / Breakfast Room • 2 Bedrooms (1 En Suite) • Bathroom • Greenhouse • Utility • Laundry Room.

STAFF APARTMENT

Sitting Room • Kitchen • Bedroom with En suite Bathroom.

GROOM'S ACCOMMODATION

(In stable block, requires updating)

Sitting Room • Kitchen • Bedroom • Shower Room.

OUTBUILDINGS

2 Garage Blocks • Pool House • Summer House • Hay Barn • Barn with 3 Store Rooms • Stable Block with 3 Loose Boxes
Tack/Feed Room and Hardstanding • Gymnasium and 2 Changing Rooms with Shower Facilities.
Floodlit Manège • Paddocks • Landscaped Formal Gardens • Parkland • Boating Lake • Tennis Court
Swimming Pool with Pool House • Full size Football Pitch.

About 24.8 acres (10 hectares).



HISTORY

The Wood House was built in the late 19th Century on the Copped Hall Estate by Ernest James Wythes who lived there with his family when the Palladian mansion was largely burnt down in a fire during the First World War. The Wood House was constructed to the designs of Walter E. Tower and Charles Eames Kempe and is said to have been inspired by The Ancient House (also known as Sparrow House) in Ipswich, a property which features some magnificent parquetry on its exterior.

Kempe was an eminent Victorian stained glass designer and manufacturer and his studios produced windows for numerous cathedrals and churches and he also created designs for altars and altar frontals, furniture and furnishings, lichgates and memorials. He studied architecture with the firm of a leading ecclesiastical architect where he learned the aesthetic principles of medieval church art and in particular working with stained glass. Kempe was a friend of William Morris, the Pre-Raphaelite artist and textile designer and William De Morgan, the tile designer.

It is believed that the house has had a number of prominent visitors including Winston Churchill who is rumoured to have stayed during The Blitz.





THE WOOD HOUSE

Tucked away in a private location overlooking stunning landscaped gardens and with an exceptional vista, The Wood House is a magnificent and unique proposition.

The approach to The Wood House is quite exceptional; electric gates open to a driveway which cuts through the stunning grounds. Formal landscaping and clipped box hedging gives way to manicured lawns which roll down to the boating lake with willow trees gracing the banks. In the distance beyond the open countryside and woodland is the magnificent facade of stately Copped Hall in its parkland setting. It is a scene of undoubted beauty with a vista to admire.

The driveway splits; one fork leads to the equestrian facilities and the other winds through the archway to the entrance courtyard of The Wood House. This is a splendid and imposing historical period residence with conspicuous appeal – the interesting mix of Jacobean style with detailed parquetry to the exterior walls and full height leaded light bay windows with heavy oak mullions is at once impressive.



There is much of note: the principal reception rooms, adjacent to each other are both grand and welcoming, with outstanding views from the deep bay windows over the rose gardens and grounds beyond. These rooms are superb for entertaining with their magnificent interior decor. The drawing room is particularly splendid with pale oak panelling to the walls with a plaster frieze above and elaborate ornamental plasterwork to the ceiling. There is a wonderful stone fireplace with carved surround above which is an ornate carved oak overmantel dated 1607, which is understood to have come from Copped Hall. Inset in the deep bays are wonderful examples of Kempe's stained glass windows. Adjacent, the family room is a comfortable bright room with an ornate ceiling and period features. The dining room is perfect for formal dining and has a distinct ceiling panelled in green and maroon and enriched with gold leaf. The walls are panelled with heavy oak and a feature fireplace presents as a focal point, but it is the picturesque outlook from the dual aspect leaded windows, inset with Kempe's roundels including those illustrating the poem 'The Round of Life', which is most admirable.

There is a wealth of wonderfully preserved period features throughout The Wood House, including high ceilings, decorative cornicing, ornamental plasterwork, wood panelling, period fireplaces and the generous proportions typical of the period.

The Wood House is, above all, a desirable and welcoming home and it is quite apparent that its bright principal rooms and well-appointed bedrooms are perfect for family life as well as entertaining, assisted by modern conveniences including air conditioning in the Clive Christian kitchen, breakfast room, master bedroom suite and two further bedrooms. The lower ground floor provides excellent space for relaxed living and socialising with a fitted bar area leading through to the games room. Adjacent is the media room / library, a well-proportioned room with bespoke wood panelling, display shelving and heavy wooden leather-topped desk. A fitted TV is inset to the panelling and an integral surround sound home entertainment system enhances the viewing experience.

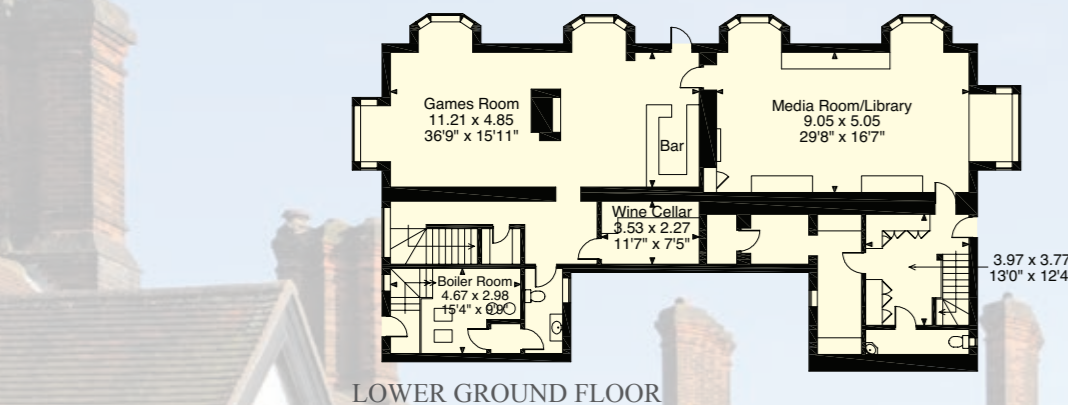




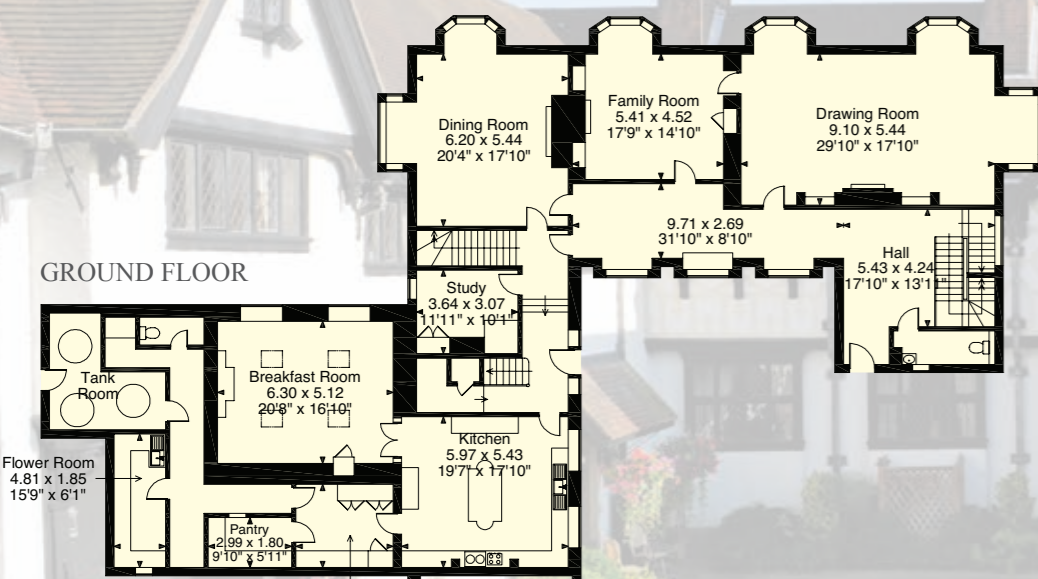


There are six double bedrooms on the first floor, all with individual quality en suite facilities, including a superb dual aspect 20' second bedroom with a very attractive outlook over the grounds. The master suite is suitably impressive for a residence of this calibre and features a bedroom with two deep bays offering wonderful views over the rose gardens towards the pool area, tennis court and countryside beyond. A fireplace, raised ceiling and panelled walls create a stately ambience and this continues through to luxurious en suite bathroom with free standing roll top bath in the bay window, rain shower, mirror TV and Clive Christian 'His and Hers' individual fitted vanity units. This leads on to the dressing room, which is equally opulent with Clive Christian fitted wardrobes, a dressing table and a central island with storage under, topped with heavy marble.

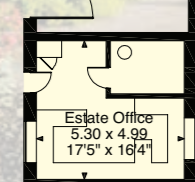
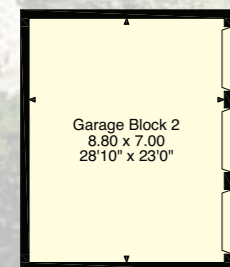
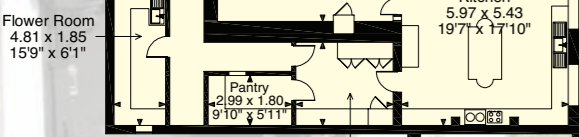




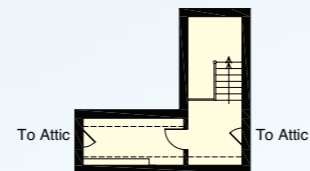
LOWER GROUND FLOOR



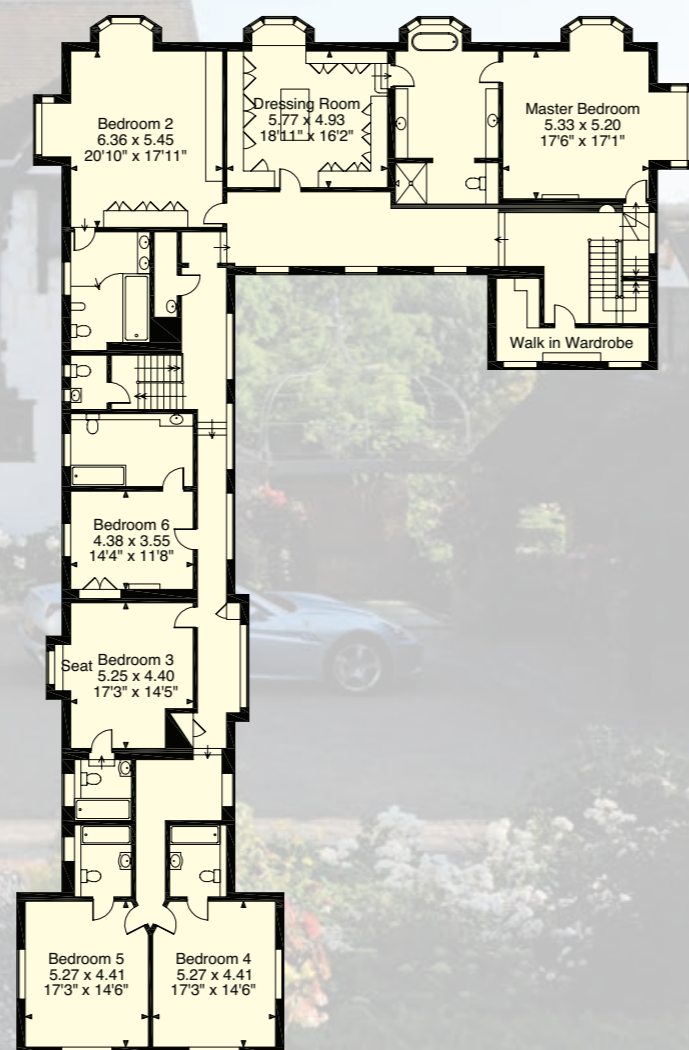
GROUND FLOOR



Approximate Gross Internal Area:
Main House - 10,119 sq ft / 940 sq m
Garages - 1,598 sq ft / 149 sq m
Office - 285 sq ft / 26 sq m
Apartment - 566 sq ft / 53 sq m
Total - 12,568 sq ft / 1,168 sq m
 For identification purposes only. Not to scale.

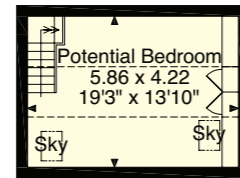


SECOND FLOOR

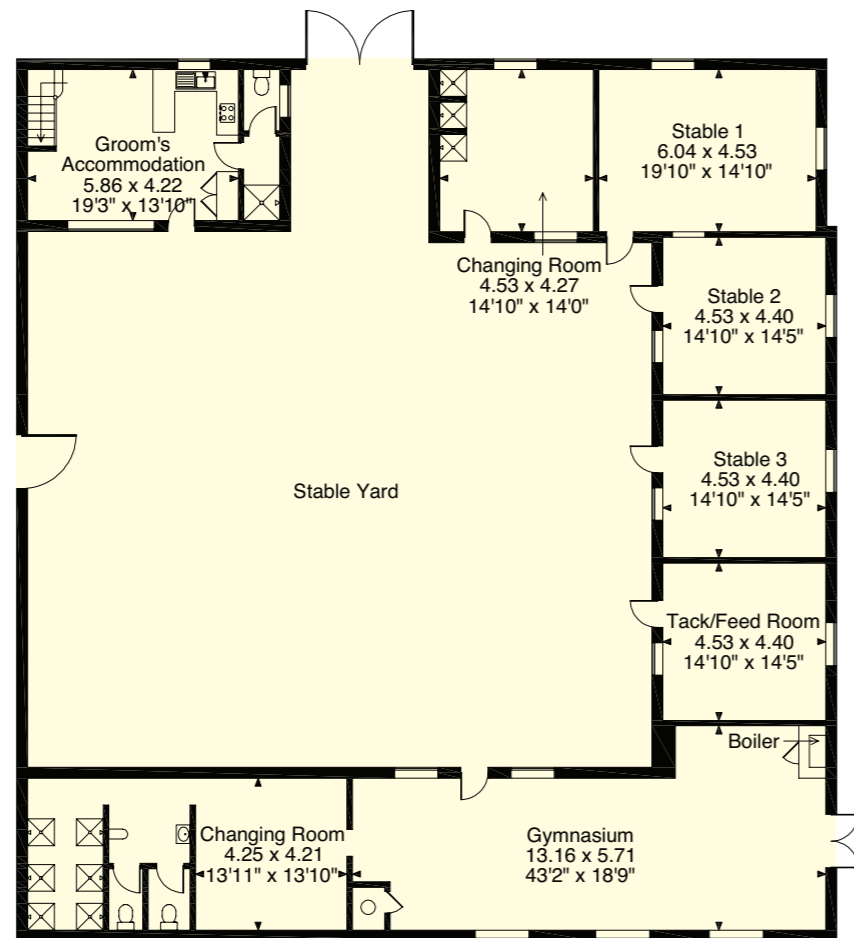


FIRST FLOOR





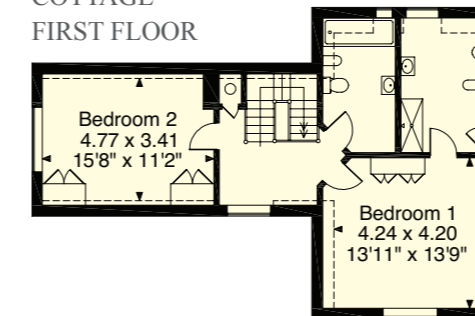
STABLE BLOCK
FIRST FLOOR



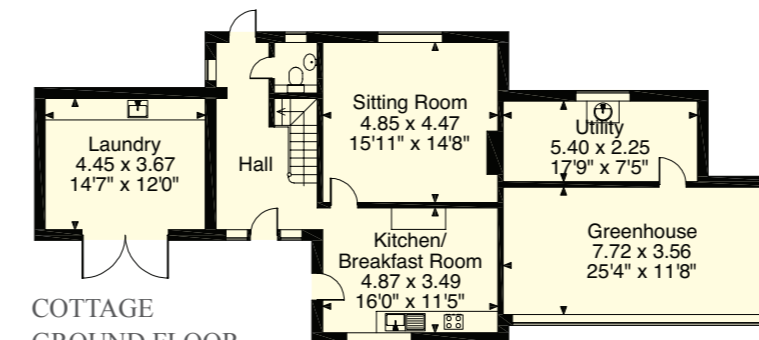
STABLE BLOCK
GROUND FLOOR



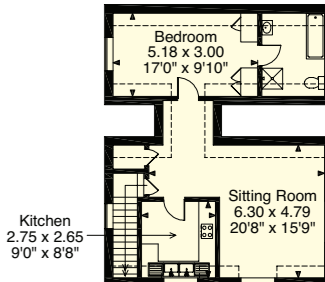
COTTAGE
FIRST FLOOR



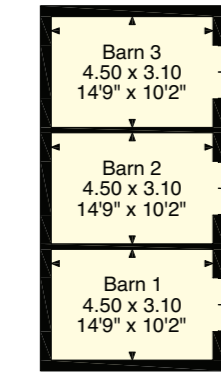
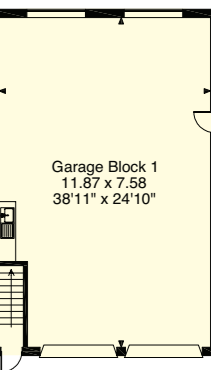
COTTAGE
GROUND FLOOR



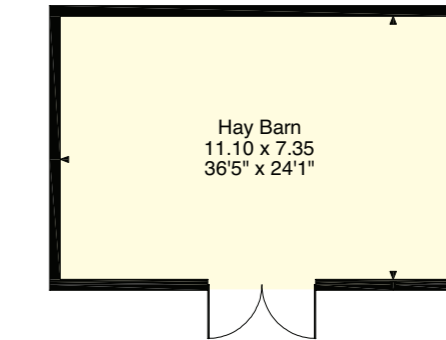
APARTMENT
FIRST FLOOR



GROUND FLOOR



BARNs



Approximate Gross Internal Area:
Cottage - 1,871 sq ft / 173 sq m
Summer House & Pool House - 467 sq ft / 43 sq m
Stable Block & Gymnasium - 2,661 sq ft / 247 sq m
Barns (Gross) - 465 sq ft / 43 sq m
Hay Barn - 878 sq ft / 82 sq m
Total - 6,342 sq ft / 588 sq m
 For identification purposes only. Not to scale.

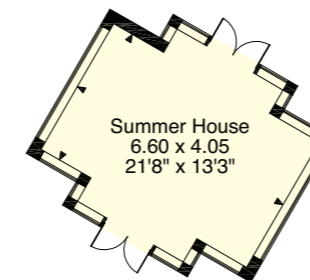
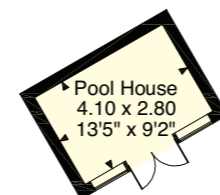


ANCILLARY ACCOMMODATION

There is a detached Tudor-style cottage with self-contained accommodation near to the main house comprising kitchen / breakfast room, sitting room, two bedrooms (one en suite) and family bathroom, with its own courtyard and access to the greenhouse and utility area behind. The adjacent laundry room is accessed separately via two heavy wooden doors.

Above the garage block in the entrance courtyard is the staff apartment providing a sitting room, kitchen and bedroom with en suite bathroom.

The groom's accommodation is set within the stable block and requires some updating. It comprises an open plan sitting room with kitchen area, shower room and first floor bedroom.





GROUNDS

The Wood House is set within truly stunning grounds which have been beautifully landscaped to ensure resplendent colour and year-round interest. Formal gardens surround the house creating a stunning visual scene from the majority of rooms. Symmetrical manicured parterre enveloping rose bushes and lavender is intercut with herringbone pavers with a central paved terrace perfect for al fresco dining. Adjacent is the Walled Rose Garden with parterre and topiary alongside stunning perennials and rose bushes surrounding the central fountain. There is a fabulous brick and steel pergola with steps down to the walkway lined with wisteria and overlooking the Rose Gardens. To the east, beyond the heated pool area with delightful summer house, is Lime Walk, an avenue of trees with clipped box hedging encasing mature shrubs and flowers leading to a stately rotunda. Terraces and mature trees, shrub borders and meadow flowers are in abundance and the superb parkland grounds surround the boating lake with its own jetty. To the west is the all weather tennis court and further on, the full size football pitch. The gardens have an automated irrigation system and lighting fitted.

The stable block is set around hard standing and leads through to the paddocks and floodlit manège. The further garage block and barns are also situated in the area, which provides a large parking area for numerous vehicles.







SITUATION

The estate is set in an idyllic location at the end of a private lane conveniently placed for the local amenities yet discreetly positioned for privacy and security. It is situated on the fringes of the 2,400 hectare Epping Forest,

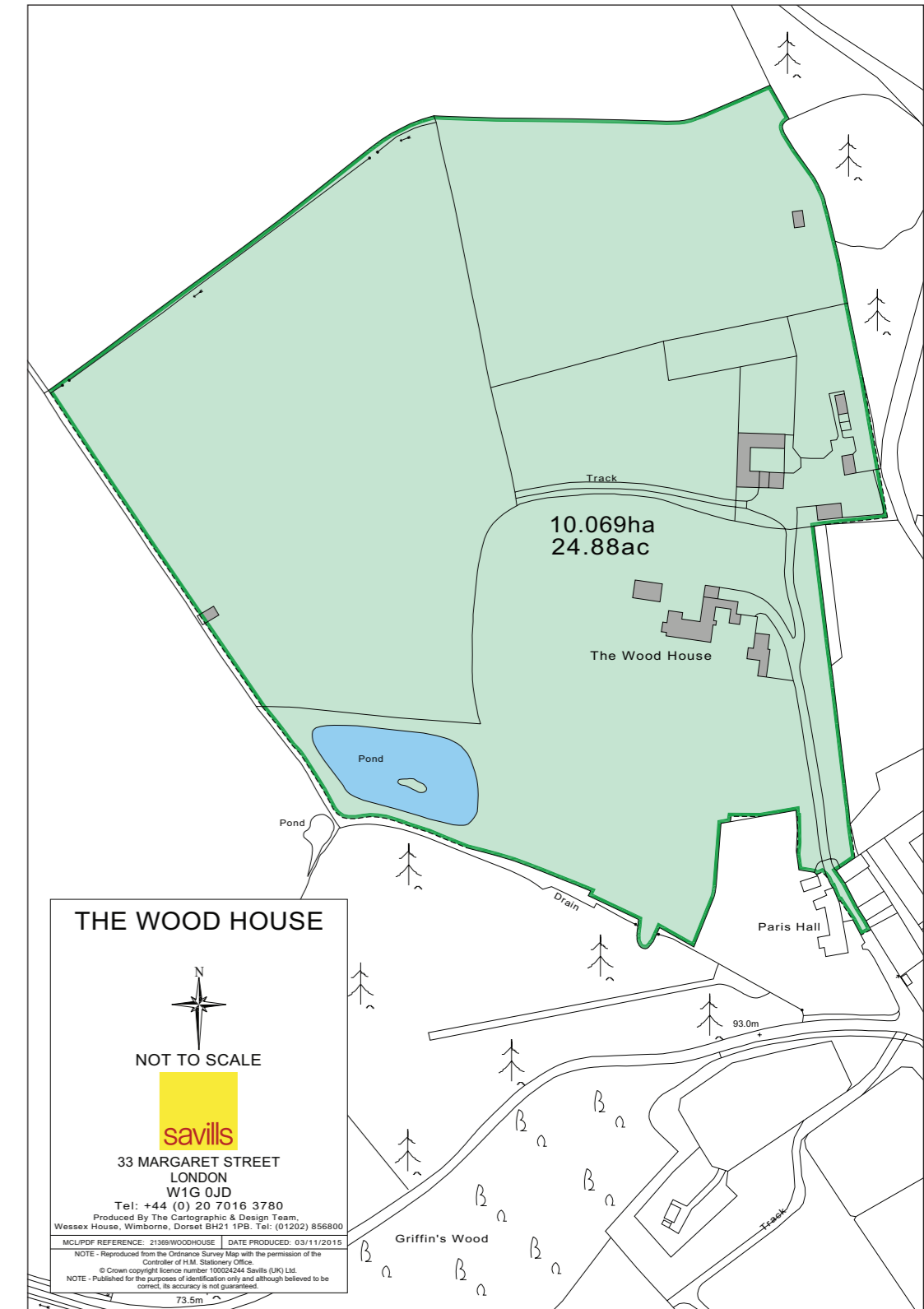
two thirds of which has been designated a Site of Special Scientific Interest and a Special Area of Conservation.

Despite its rural setting, Wood House Estate is very well positioned for easy access to the motorway network via the M25, which links with the M1 (for the north), and the M11. Epping Station is also 1.7 miles away with London Underground (Central Line) trains to London Liverpool Street from 38 minutes and Canary Wharf from 43 minutes (Central and Jubilee Line).

Epping is an historic market town, popular with commuters and those who seek to combine access to the countryside with the convenience of excellent transport links and local facilities. The town centre offers a range of shops, bars and restaurants while there are charming country pubs in the surrounding villages.

The local countryside provides lovely walks and bridle paths as does Epping Forest, which also offers angling, cycling and walking and running trails. Further leisure and relaxation opportunities include golf at Epping, Theydon Bois, Chigwell, North Weald, Toot Hill and Abridge, tennis and cricket at Epping and outdoor pursuits at the Lee Valley White Water Centre.

There are many well-regarded schools in the area including Coopersale Hall and Oaklands at preparatory level and Chigwell School and Bancroft's senior schools. A little further afield boarding is available at Brentwood School, Harrow, Felsted and Bishop's Stortford College.



GENERAL REMARKS AND STIPULATIONS

LOCAL AUTHORITY

Epping Forest District Council

www.eppingforestdc.gov.uk

Telephone: +44 (0) 1992 564000

VIEWING

Available strictly by appointment with Savills. If there are any points which are of particular importance to you, we invite you to discuss them with us before you travel to view the property. Please check distances if these are critical.

SERVICES

Mains water and electricity, private drainage, gas cylinders and oil central heating.

FIXTURES AND FITTINGS

Certain fixtures and fittings, including the fitted carpets, curtains/blinds, light fittings, kitchen equipment, garden statuary and machinery are specifically excluded unless mentioned. Some of these items may be available by separate negotiation.

LISTING INFORMATION

House built 1895, by Charles Eames Kempe and Walter B. Tower. Late C17 style, based on Sparrow's House, Ipswich. Large L-shaped building of 3 storeys and attics, to garden front. Rendered above stone ground floor. Red plain tile roof. 4 canted full height bay windows below gabled dormers. 2 left hand bays have windows of 15 mullion and transom lights below 15 mullion lights. The 2 to the right have 10 mullion and transom lights on both upper floors. Extensive pargetting consisting of Ionic pilasters, with swags and panel ornament to first floor, and swags and strapwork to upper floors. Swags to dormers. Grouped diagonally placed chimney stacks. West elevation has sun dial. Interior fittings include re-used fireplace of 1607. Re-used C18 detailing to terrace.

TENURE

Freehold.



IMPORTANT NOTICE

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1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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Brochure prepared: October 2016.



