



Wood Hall

Finchingfield, Essex





A rare opportunity to acquire a magnificent period house, with a cottage, stunning gardens and extensive railed paddocks.



Summary of accommodation

Ground Floor: Entrance hall | Drawing room | Kitchen | Breakfast room | Dining room | Sitting room | Playroom | Utility room | Cloakroom
Summer room with cloakroom | Cellar | Cellar utility

First Floor: Principal bedroom suite | Five further bedrooms | Three further bathrooms/shower room

Second Floor: Three attic bedrooms | WC

Garden and Grounds: One bedroom cottage | Garaging with billiards room/office | Extensive barns | Workshops
Beautiful formal gardens | Swimming pool | Tennis court | Stables | Pond and paddocks

In all, circa. 14.539 acres

Situation

(Distances and times are approximate)

Wood Hall is positioned on the edge of the Essex/Suffolk border in a picturesque rural setting with convenient access to London.



Finchingfield, one of North West Essex's most attractive villages, features a charming green and pond, surrounded by shops, a post office, garages, restaurants, and public houses. Village amenities include a primary school and an award-winning Health Centre.



The region is renowned for its esteemed educational institutions, such as Felsted Junior and Senior Schools, Dame Bradbury's School, Barnardiston Hall School, New Hall School, Chelmsford, and several prestigious schools in Cambridge.



The mainline railway station at Audley End (approx. 13 miles) provides regular services to London Liverpool Street.



Bishop's Stortford offers further amenities, including access to the M11 Junction 8, connecting to M25 and Cambridge, and M11 Junction 10, leading to the A1 and A14.



The property is approximately 25 minutes from Stansted Airport and less than 2 hours to the North Norfolk and Suffolk coast.



The Property

Wood Hall is a charming family home, extending to 5,210 sq ft, situated amidst well-maintained formal gardens and expansive paddocks. The property benefits from ample reception rooms ideal for formal and informal living. The well-arranged bedroom accommodation offers a good ratio of bedrooms to bathrooms, each enjoying delightful rural views. The attic provides versatile overflow rooms, adding to the property's adaptability.

A detached cottage serves as valuable ancillary accommodation, featuring an entrance hall, open-plan kitchen/sitting/dining area, and a bedroom with an en suite bathroom.





FLOORPLANS

Approximate Gross Internal Floor Area

Main House: 493 sq m / 5,316 sq ft

Garage: 113 sq m / 1,213 sq ft

Guest House: 52 sq m / 559 sq ft

Outbuilding: 179 sq m / 1,926 sq ft

Summer Room: 47 sq m / 508 sq ft

Total Area: 891 sq m / 9,584 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

PROPERTY INFORMATION

Outside

The gardens have been beautifully designed, featuring numerous hedges and diverse specimen trees, creating lovely walks throughout the grounds. Private terrace seating areas envelop the house, with summer room doors opening to a discreetly positioned swimming pool.

The orchard and vegetable garden are to the north, while the east of the house reveals a substantial pond and hard tennis court. Stables complete the outdoor offerings with three railed paddocks.

Property Information

Services:

Mains electricity and water. Oil fired central heating.
Private drainage.

Broadband:

Fibre Ultra-fast 940Mbps

Tenure:

Freehold

Council Tax:

Band H

EPC:

TBC

Postcode:

CM7 4HS

Viewings:

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.





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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2024. Photographs and videos dated July 2024.

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