



Crepping Hall

Wakes Colne, Essex



Exceptional Grade I Listed Hall with delightful gardens and grounds.

Marks Tey 5 miles (London Liverpool Street from 48 minutes)
Colchester 6.8 miles (London Liverpool Street from 47 minutes)
(Distances and times approximate).



6



4



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Summary of accommodation

Main House

Ground Floor: Reception hall | Drawing room | Dining room | Sitting room | Study | Family room | Kitchen/breakfast room/orangery | Utility room | Boot room | Cellar

First Floor: Principal bedroom with dressing room | 5 further bedrooms | 3 bathrooms

Garden and Grounds

Double garage with studio above | 5 bay garage | Tennis court | Swimming pool and pool house | Formal gardens Orchard | Paddocks

In all about 9.7 acres



Situation

(Distances and times are approximate)

Crepping Hall is situated to the north of the village of Wakes Colne in a delightful stretch of peaceful undulating countryside, yet within easy reach of Marks Tey and Colchester.



Local shopping facilities are provided in Wakes Colne, Earls Colne and Tollgate at Stanway, with a more extensive range of shopping and recreational facilities in Colchester.



A good range of private and state schools are within easy reach.



There is access onto the A120 at Little Tey and A12 at Marks Tey.



The commuter can either take a train from Wakes Colne changing at Marks Tey, or direct from Marks Tey or Colchester to London's Liverpool Street.



Crepping Hall

This magnificent property boasts a stunning architectural evolution, beginning with the original 12th-century hall. This ancient heart of the home was beautifully expanded in the Victorian era with a striking red brick extension to the north. The Edwardian west wing, with its elegant double bay windows, houses the former billiard room. The recent addition of a stunning orangery/breakfast room seamlessly bridges the kitchen and the main drawing room, creating an expansive, light-filled space that perfectly blends historic charm with modern living.

The exterior of Crepping Hall is equally impressive, with the west wing's two-story bay window serving as a stunning focal point. The Medieval reception hall forms part of the original open-aisled hall from the 12th century. Adjacent is the timbered Medieval dining room with an inglenook fireplace with a grand bressumer beam above housing a log burner, adding warmth to the herringbone parquet flooring.

To the left of the reception hall lies the Edwardian west wing, which is home to three beautifully appointed reception rooms and a study on the ground floor and three of the seven bedrooms on the first floor. The family room, with its inviting window seat nestled in the bay window, is a delightful family space complete with an open fire. The sitting room, with its views over the rear garden, showcases period details such as herringbone parquet flooring, original window shutters, intricate coving, and picture rails. The study and family room offer direct access to a charming south-facing veranda.

The 16th-century saw the addition of the south-west cross wing, originally home to a billiard room and two additional bedrooms. This space has been transformed into an exquisite formal drawing room, where stunning molded cross beams, rich parquet flooring and an Art Nouveau fireplace with a surrounding Norfolk seat within an archway. French doors lead out onto the terrace.

The Orangery serves as a bright and airy breakfast and family room, perfect for informal dining with garden views. The open-plan kitchen features German Poggenpohl units in black and white gloss, complemented by hardwood work surfaces. The central island, complete with a breakfast bar, is equipped with a Neff cooker to accompany the Aga. The single-story Victorian extension provides a practical yet stylish boot room and utility room, with direct access to the gardens.



Outside

The garden is mostly laid to lawn and is interspersed with mature shrubs and ancient trees. A formal garden is located on the southern aspect with a knot garden and beautiful roses. The pond is crossed by a wooden bridge and gives access to the hard tennis court. On the other side of the house is the heated swimming pool, positioned in a private and secluded part of the garden. Alongside the hall lies a double garage with a studio above and an impressive five bay L shaped garage.

Historical Information

Crepping Hall has a fascinating history with aristocratic connections. Many ancient documents reveal that several generations of the de Vere family, who were Earls of Oxford, lived here. Aubrey de Vere, the second Earl of Oxford, owned it during Henry IV's reign and in 1483 Richard III gave it to John Howard, the Duke of Norfolk. The hall was then returned to the de Vere family by Henry VII. John de Vere was the 13th Earl of Oxford and his two grandchildren, born at Crepping Hall, served as Military Commanders under Elizabeth I.

Property Information

Tenure: Freehold.

Services: Mains water, electricity, drainage.
Oil fired central heating.

Council Tax: Band H

Agents Note: Please note that as this property is being sold as part of on-going administration, we have been unable to obtain all relevant material information about this property. As a result, buyers should ensure they make their own enquiries and/ or take independent professional advice.

Approximate Gross Internal Floor Area

Main House: 575.8 sq.m / 6,198 sq.ft

Cellars: 32.5 sq.m / 350 sq.ft

Garage (inc storage): 265.6 sq.m / 2,859 sq.ft

Total Area: 873.9 sq.m / 9,407 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.



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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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