



DAVID  
BURR

WOOD HALL,  
WORMINGFORD, ESSEX







Colchester North Station 6 miles, train journey time to London Liverpool Street from 50 minutes. A12 5 miles, Marks Tey station 6 miles. Stansted Airport approximately 45-minute drive.

- A charming Grade II listed moated farmhouse with historic character and exceptional provenance
- Substantial internal floor area exceeding 4,000 sq ft, offering generous and versatile accommodation
- Set within a stunning moated plot with in approximately 1.25 acres of established gardens and views over countryside
- Meticulously refurbished throughout by the current owners to an exacting standard
- Sympathetically restored interiors, retaining original period features alongside modern refinements
- Three/Four spacious reception rooms, ideal for family life and entertaining on a grand scale
- Bespoke kitchen and high-specification bathrooms with quality fixtures and fittings
- Well-proportioned bedrooms, including a luxurious principal suite with en-suite facilities
- Peaceful rural setting on the edge of a well-regarded village with a strong local community
- Excellent transport links, including mainline rail services from Colchester to London Liverpool Street
- Close to highly rated schools, both primary and secondary, including Ofsted 'Outstanding' options
- Ample off-road parking and a double cartlodge

# WOOD HALL

## Wormingford, Essex

A charming Grade II listed, four/five bedroom detached moated farmhouse on the periphery of the well-regarded village of Wormingford. Offering generous and versatile accommodation exceeding 4,000 sq ft and retaining original features alongside modern refinements. Further benefits include a double cartlodge and ample off-road parking, within a total plot size of approximately 1.25 acres.



## SITUATION

Nestled in the picturesque village of Wormingford, Woodhall enjoys an enviable position amidst the rolling Essex countryside. This charming location offers a peaceful rural lifestyle with uninterrupted views and a strong sense of community, all within easy reach of the historic town of Colchester. Residents benefit from excellent transport links, including nearby Bures Station, (3 miles distant) with direct connections to London via Marks Tey and Colchester North Station that offers the fastest route to London. Convenient access to the B1508 road for routes to Sudbury and beyond. Local amenities include a well-regarded village pub, countryside walks, and access to high-speed fibre broadband, making this an ideal setting for modern country living.

Families are particularly well catered for, with a range of highly rated primary and secondary schools within close proximity. Day-to-day needs are easily met with healthcare services in nearby Bures and Nayland, while more comprehensive shopping and leisure facilities are just a short drive away in Colchester. Woodhall offers the perfect balance of rural seclusion and accessibility, appealing to buyers seeking a refined country lifestyle with all the practical advantages of town proximity.

## DESCRIPTION

A truly exceptional Grade II listed moated farmhouse occupying a peaceful rural position on the edge of the highly regarded village of Wormingford. Believed to date back to the 16th century with later additions, Woodhall is steeped in history and showcases a wealth of original character throughout, including exposed timbers, inglenook fireplaces, and mullioned windows – all carefully preserved and sympathetically enhanced through an extensive programme of refurbishment by the current owners.

The accommodation extends to over 4,000 sq ft and offers versatile living space arranged over two floors. There are five well-appointed bedrooms, including a generous principal suite, complemented by a series of four elegant reception rooms, a bespoke country kitchen, and high-quality bathrooms that blend contemporary comforts with

period charm.

Set behind a traditional moat and approached via a private drive, the property enjoys a high degree of privacy within grounds extending to approximately 1.25 acres with direct access to the surrounding fields and bridleways. These include formal gardens, mature trees, and sweeping lawns, with ample parking and a double cartlodge. This is a rare opportunity to acquire a historic rural home in a tranquil yet accessible setting, ideal for buyers seeking country living within easy reach of Colchester, Sudbury, and mainline rail links to London.

**POSTCODE:** CO6 3AX

## IMPORTANT AGENTS NOTE:

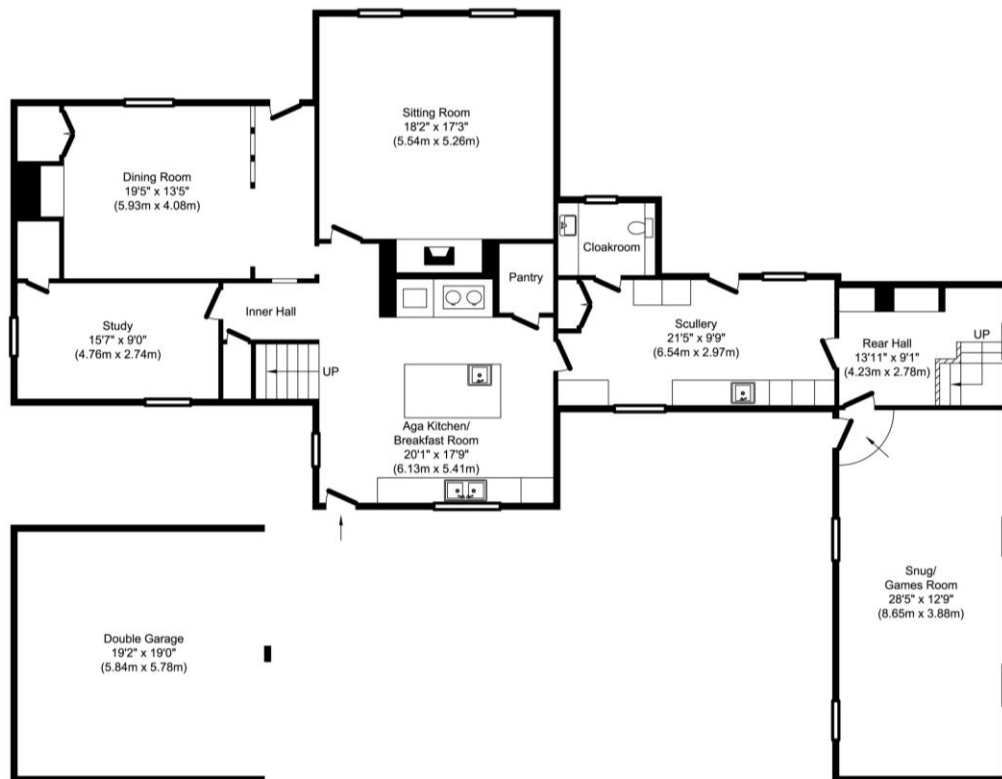
The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

**LOCAL AUTHORITY:** Colchester Borough Council, 33 Sheepen Road, Colchester, Essex, CO3 3WG (01206 282222) **BAND:** G.

**VIEWING:** Strictly by prior appointment only through DAVID BURR. We value the safety of our clients and employees, please take a moment to review our health and safety guidelines for appointments and visiting offices <https://davidburr.co.uk/appointments-guidelines/>

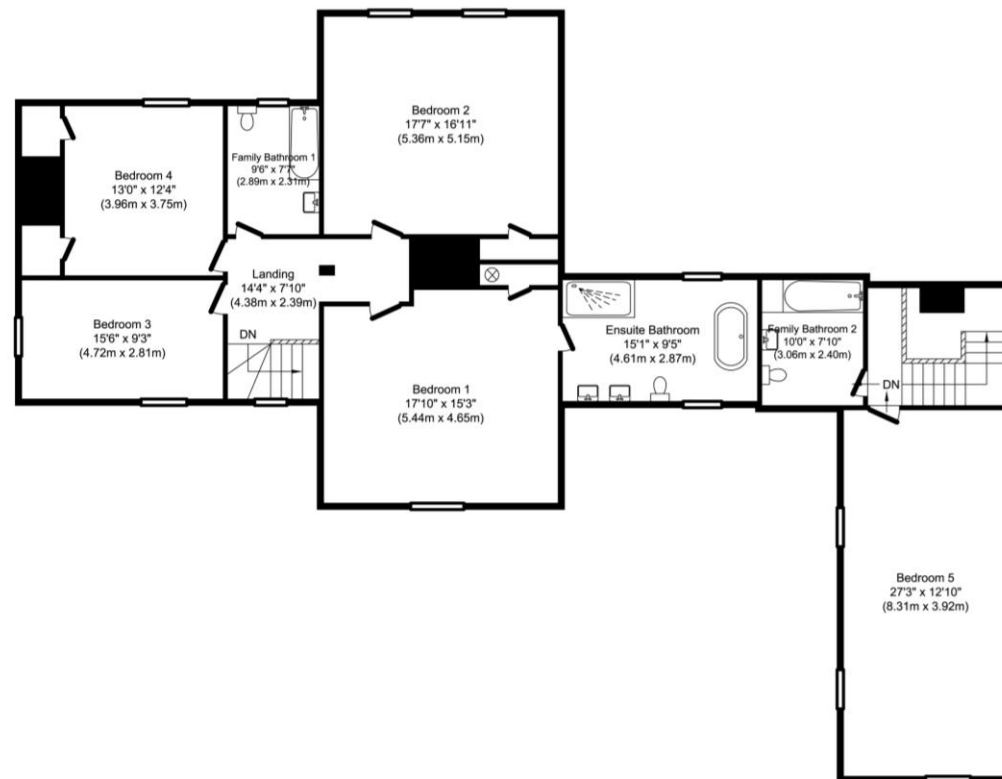
**SERVICES:** Mains water, drainage and electricity are connected. Oil central heating. **NOTE:** None of these services have been tested by the agent.





Garage  
Approximate Floor Area  
363.28 sq. ft.  
(33.75 sq. m)

Ground Floor  
Approximate Floor Area  
1959.89 sq. ft.  
(182.08 sq. m)



First Floor  
Approximate Floor Area  
1885.08 sq. ft.  
(175.13 sq. m)

TOTAL APPROX. FLOOR AREA 4208.25 SQ.FT. (390.96 SQ.M.)  
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Offices at:

Leavenheath 01206 263007 - Long Melford 01787 883144 - Clare 01787 277811 -Castle Hedingham 01787 463404-Woolpit 01359 245245 - Newmarket 01638 669035 - Bury St Edmunds 01284 725525 - London 020 78390888