



The Manor House
Wakes Hall Park | Wakes Colne | CO6 2FH











STEP INSIDE

OVERVIEW

An exceptional four-bedroom Manor House, forming part of an exclusive country estate set within private landscaped grounds in sought-after Wakes Colne. Featuring an impressive kitchen/breakfast/dining/sitting room, elegant sitting room, grand bay windows and a magnificent sweeping staircase, this is a home of considerable character and distinction.

STEP INSIDE

From the moment you enter, this striking home makes an immediate impression. The welcoming entrance hall is a particularly elegant feature, with its sweeping staircase creating a wonderful focal point and setting the tone for the accommodation beyond.

As the original Manor House at the heart of this exclusive country estate, the property has been thoughtfully converted to create an impressive home that retains a wealth of period charm and architectural elegance.

Originally configured as two separate flats before being combined into a single dwelling, the layout continues to offer a high degree of flexibility, with potential for reconfiguration back into two self-contained units, subject to any necessary consents and approvals.

At the heart of the home is an impressive open-plan kitchen, dining, breakfast and sitting room, creating a wonderfully sociable space. Beautiful bay windows flood the room with natural light, framing views across the grounds and creating a seamless connection with the outdoors. The generous layout is ideally suited to both everyday family life and larger-scale entertaining, offering ample space for dining, relaxing and gathering with friends and family.

Complementing this open-plan living space is a separate sitting room, providing a more formal reception area or peaceful retreat away from the hub of the home, adding valuable flexibility to the accommodation.

Supporting the kitchen are a utility room and additional utility area, providing practical day-to-day functionality. A ground-floor cloakroom, playroom and storage room further enhance the versatility of the accommodation.

The first floor continues the sense of space and grandeur. The principal bedroom is exceptionally generous and benefits from a dressing area, fitted wardrobes and an en-suite bathroom. A further substantial bedroom enjoys attractive bay windows, fitted wardrobes and the added benefit of its own adjoining laundry room. The third bedroom is also generously proportioned, featuring fitted wardrobes and its own en-suite shower room. Completing the first floor is a fourth bedroom currently serving as an office.

Oak flooring extends through the kitchen/diner, living room and hallways, while the bathrooms enjoy the added luxury of underfloor heating. Central heating and hot water are provided via electric heat pumps. A further practical benefit is the shared cellar, accessed via an external entrance outside the property and shared with one neighbouring home. Providing substantial additional storage space, it is a valuable feature that complements the extensive accommodation within the house.

STEP OUTSIDE

STEP OUTSIDE

Set within beautifully maintained private grounds, the property forms part of an exclusive country estate comprising just 20 homes. The impressive communal grounds feature a sweeping driveway, landscaped gardens and an elegant fountain, creating a striking approach and a wonderful sense of arrival. Surrounded by open countryside, the estate offers an enviable balance of privacy, prestige and rural charm.

Complementing the wider grounds is the property's own private garden, which has been thoughtfully landscaped and carefully maintained. Predominantly laid to lawn, with a patio terrace ideal for outdoor dining and entertaining. The property also benefits from two dedicated cart lodges, fitted with electric shutter doors and EV chargers, providing excellent covered parking and storage.

A notable feature of the estate is the private tennis court and gym, available exclusively to homeowners within the grounds, adding to the exceptional lifestyle appeal of this unique setting.

LOCATION

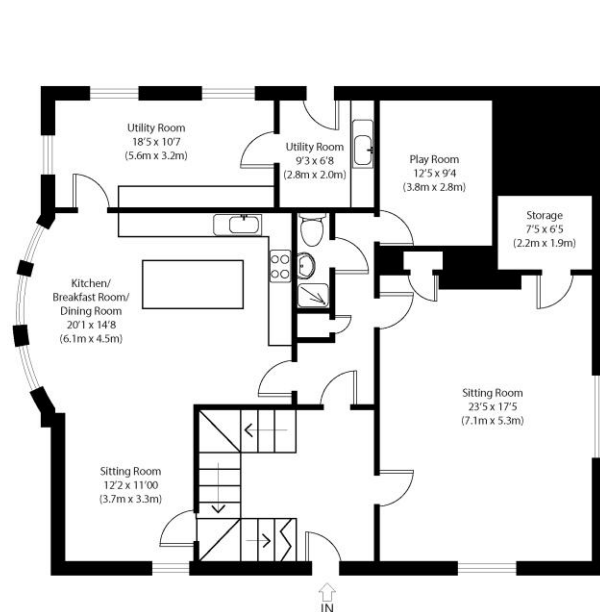
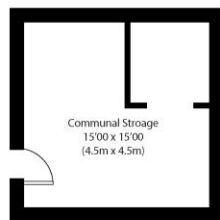
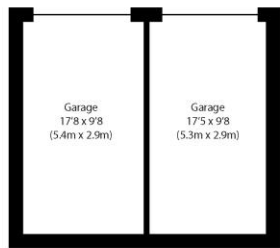
Occupying a wonderful position within an exclusive country estate in Wakes Colne, this exceptional Manor House combines the tranquillity of rural Essex living with excellent access to local amenities, schooling and transport connections. Surrounded by open countryside, the setting offers a rare balance of heritage, privacy and convenience.

Wakes Colne is a highly desirable Essex village positioned within the picturesque Colne Valley and renowned for its attractive countryside and strong sense of community. Everyday amenities can be found in nearby Chappel, Earls Colne and Halstead, while Colchester offers an extensive range of shopping, restaurants, leisure facilities and cultural attractions.

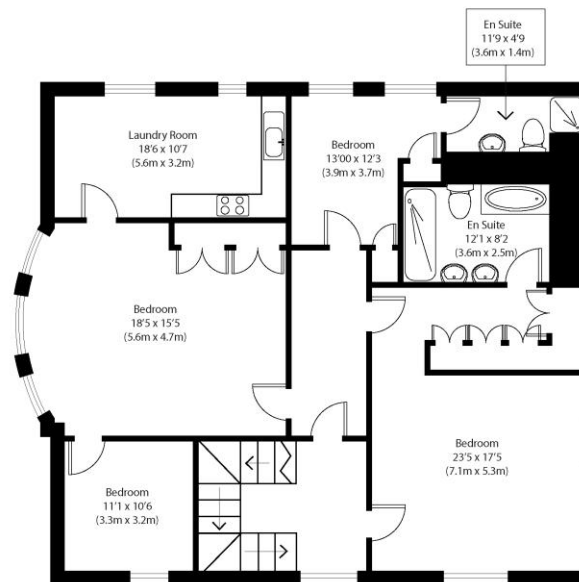
The area is particularly popular for country walks, cycling routes, vineyards and historic villages. For commuters, Chappel & Wakes Colne railway station provides services to Marks Tey, connecting with direct trains to London Liverpool Street within 1 hour. The A12 is also within easy reach.

Families are well served by a range of well-regarded educational establishments. Local schools include Chappel Church of England Primary School, Earls Colne Primary School and Honeywood School. Independent options within the wider area include St Mary's School, Colchester, Oxford House School, Colchester High School, Holmwood House School and Ipswich School, all highly regarded and within convenient travelling distance.





Ground Floor



First Floor

ELLIOT LEVY
ASSISTANT MANAGER

follow Fine & Country Colchester on



Approximate Gross Internal Area
Main House 4245 sq ft (394 sq m)
Garage 350 sq ft (33 sq m)
Total 4595 sq ft (427 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photosaingroup.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	39 E	39 E
21-38	F		
1-20	G		



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Fine & Country Colchester
Tel: +44 01206 878155
colchester@fineandcountry.com
99 London Road, Stanway, Colchester, Essex, CO3 0NY

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