



DAVID
BURR

CREPPING HALL,
WAKES COLNE, ESSEX



Marks Tey Station 4 miles, Colchester North Station 7 miles, train journey time to London Liverpool Street from 50 minutes. A12 4 miles. Stansted Airport approximately 45 minute drive.

- An impressive country residence steeped in history and mentioned in the Domesday Book with later additions
- A six-bedroom, seven-reception room property enjoying a plethora of period features
- The total offering extends to approx. 9,500 sq ft with the principal accommodation approaching approx. 6,200 sq ft
- The kitchen was extended in the 2000s into a substantial orangery/breakfast room providing an outstanding reception space
- Further reception rooms include a dining room, drawing room, family room, games room and study
- 20-foot wine cellar and further cellar
- Accessed via two staircases, six bedrooms benefit from three bathroom/shower rooms at first floor and a ground-floor shower room
- The grounds comprise formal gardens, a knot garden, terraces, lawns, a kitchen garden, pond, orchard and wooded area
- Heated swimming pool, pool house and tennis court
- Ample parking, five-bay cartlodge, double garage with studio/annexe above
- In a rural setting, set well back from the road at the end of a long gravel drive

CREPPING HALL

Wakes Colne, Essex

A striking six-bedroom Grade I listed detached property enjoying seven reception rooms, extensive garaging, tennis court, swimming pool and set within grounds of approximately 9.65 acres (sts).



SITUATION

Crepping Hall enjoys an idyllic rural setting with far reaching views across meadow land and farmland, set within total grounds of approximately 9.65 acres. Tucked away at the end of a long gravel driveway, off Crepping Hall Road but conveniently located for the public house, primary school and corner shop in Wakes Colne as well as the more extensive amenities of Earls Colne (five miles) and those of Colchester (seven miles). Ideally placed for commuting with the A12 trunk road four miles distant, Colchester North Station seven miles and Stanstead approximately 45-minute drive. Local independent schools include Holmwood House (five miles), Littlegarth Preparatory School (seven miles) and Gosfield School (nine miles).

DESCRIPTION

Approached via a long gravel driveway, discretely nestled on the periphery of the much sought-after North Essex village of Wakes Colne. A substantial Grade I listed timber framed residence of exceptional standing, offering an accommodation schedule extending to approximately 6,200 sq ft enjoying an idyllic west-facing rear aspect across formal gardens, a kitchen garden, pond, lawns and woodland. Combining some particularly fine period features marking its historical past with hallmarks from its Medieval origins and later additions including from the middle ages, Edwardian and Victorian eras. Enjoying impressive ceiling heights and beautifully proportioned reception space, the property boasts a stunning kitchen/orangery/dining room perfect for modern entertaining. Four further ground-floor reception rooms include a drawing room with striking open fire within a substantial alcove, family room, dining room and games room. A study, hallway, shower room and utility complete the ground floor schedule. The first floor, accessed via two staircases, comprises six bedrooms and three bath/shower rooms. This grand country home is further enhanced by a double garage, five-bay cartlodge, ample private parking area, swimming pool, tennis court and grounds of approximately 9.65 acres.

IMPORTANT AGENTS NOTES:

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

A public footpath runs through the southern paddock although this is some distance from the house. Please contact David Burr Leavenheath for further details.

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

TENURE: Freehold

VIEWING: Strictly by prior appointment only through DAVID BURR.

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

POSTCODE: CO6 2AL



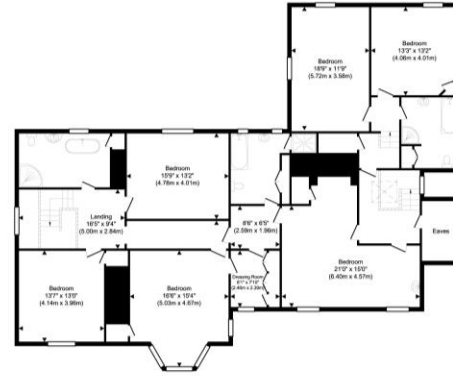


Cellar
Approximate Floor Area
103.97 sq. ft.
(9.66 sq. m)

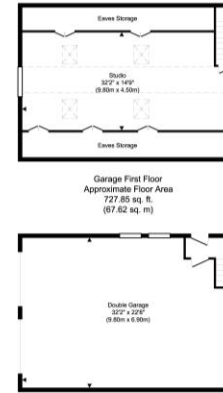
Wine Cellar
Approximate Floor Area
225.82 sq. ft.
(20.98 sq. m)



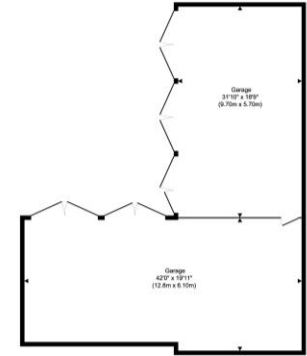
Ground Floor
Approximate Floor Area
3550.36 sq. ft.
(329.84 sq. m)



First Floor
Approximate Floor Area
2352.23 sq. ft.
(218.53 sq. m)



Garage Ground Floor
Approximate Floor Area
727.85 sq. ft.
(67.62 sq. m)



Garage
Approximate Floor Area
1402.32 sq. ft.
(130.28 sq. m)

Restricted Head Height

TOTAL APPROX. FLOOR AREA 9090.44 SQ.FT. (844.53 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