

**DEDMAN
GRAY**

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Little Waking Hall Little Waking Hall Lane, Great Waking

£3.250m



Little Wakering Hall is a Grade II* listed hall house surrounded by beautiful gardens and grounds and overlooking its own lake. The Hall is believed to date back to the 15th Century or earlier, with later extensions. The façade is rendered underneath a clay tiled roof, with sash windows and ornate chimneys. Stepping in through the impressive wooden panelled entrance door you are greeted by the incredible double-height vaulted ceiling entrance hall with an Elizabethan curved wooden staircase. The accommodation extends to over 6,500 sq ft arranged over three floors and offers a great balance between formal and informal living. The main reception rooms are accessed off the reception hall and comprise a drawing room, which extends the full depth of the house, featuring high ceilings with exposed timbers, fireplace and deep windows framing lovely views of the gardens. From the drawing room a door accesses the panelled study, which has long views down the drive. In all about 14.27 acres.

Council Tax band: H

Tenure: Freehold

- Beautifully restored Grade II Listed country house
- Outbuildings including 2 storey 17th Century brick barn
- Property extends to approximately 14 acres
- 6 Bedrooms
- 4 Reception rooms
- Large Kitchen/Breakfast room
- Separate laundry room
- 3 bathrooms
- Attractive walled garden, own private lake, orchard and paddocks
- There are several private schools within two miles.

GROUND FLOOR

An archway leads to an enclosed lit Porch with exposed timber work and inset herringbone brickwork. A heavy oak front door with cast iron door furniture opens to the Reception Hall. Over the front door are 3 leaded light windows, the central one depicting the coat of arms of the County of Essex. Doors off to:

Drawing Room

24' 3" x 18' 6" (7.39m x 5.64m)

with an open fireplace to one wall and an impressive ornately carved pine fire surround. Glazed leaded light window with mullions to the Inner Hallway

Dining Room

20' 0" x 19' 6" (6.1m x 5.94m)

having fine exposed ceiling beams, open fireplace with herringbone brick hearth and fire back and ornate brickwork frieze. Ornate carved dado rail, doorway through with steps down to:

Breakfast Room

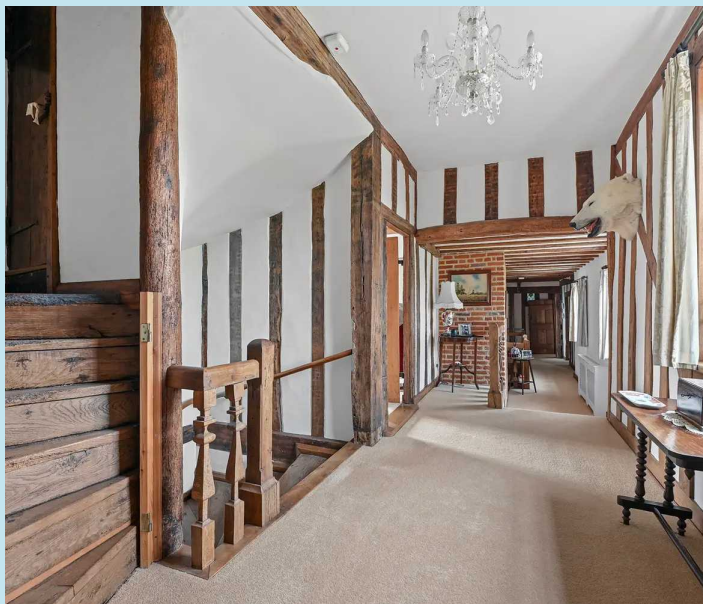
15' 3" x 14' 3" (4.65m x 4.34m)

Again with some fine exposed ceiling beams, large inglenook fireplace with 'Fired Earth' pamment tiled hearth, 'Fired Earth' pamment floor tiles, door to side garden. Walkway through to:

Kitchen

23' 9" x 13' 3" (7.24m x 4.04m)

having an extensive range of "dragged" kitchen units comprising cupboards, drawers, eye level cupboards (some of which are glass fronted) and fitted shelves, incorporating a Miele double oven with Miele microwave over, 2 built in Neff ' fridges with Corian work surfaces over and incorporating a double sink unit with mixer tap, plumbing for Miele automatic dishwasher, De Dietrich gas 4 ring hob and griddle with Gaggenau extractor hood over, part tiled walls with 'Fired Earth' pamment tiled floor. Door through to:



Laundry Room

11' 6" x 7' 6" (3.51m x 2.29m)

Again with a matching range of fitted units, eye level cupboards, drawers and cupboards incorporating double bowl single drainer sink unit with mixer tap and plumbing for washing machine, stable door to rear garden.

Inner Hall

Door leading from the breakfast room, with door and steps leading down to the Cellars which are sub-divided into 2 separate rooms, one housing the gas fired central heating boilers. Further door to Rear Staircase Hall. Door into:

Cloakroom

Low level wc, wash hand basin with tiled splashback.

Sitting Room

29' 3" x 13' 12" (8.92m x 4.27m)

This is a fine light room with some exposed ceiling beams and studwork, open fireplace with Yorkstone hearth and ornate frieze over, double French windows opening to the walled garden, 2 wall light-points and 2 ceiling spotlights. Door through to

Study

11' 6" x 10' 12" (3.51m x 3.35m)

having oak panelled walls, small brick fireplace having coal effect gas fire, connecting door to understairs cupboard, wall light points, ornately carved oak bookshelves to one wall.

FIRST FLOOR

The oak spiral staircase with its central newel post, which rises to the first floor landing, is a fine, if unusual, feature of this Tudor house. The staircase gives way to a long Part Galleried Landing with doors off right to left to:

Bedroom 1

16' 3" x 15' 9" (4.95m x 4.8m)

A fine bedroom with a vaulted ceiling and some exposed studwork, Tudor style fireplace (blocked) with pamment tiled hearth, door to shelved wardrobe cupboard.



Bedroom 2

14' 6" x 12' 3" (4.42m x 3.73m)

Again this room has some fine exposed studwork and a mullion window, 3 recessed ceiling spotlights.

Shower Room

Having tiled shower cubicle, low level wc, pedestal wash hand basin, part tiled walls, built in medicine cabinet.

Master Bedroom 3

22' 9" x 18' 9" (6.93m x 5.72m)

A light, airy bedroom having a Tudor style fireplace at the centre of one wall with 'Fired Earth' pamment tiled hearth and brick fire back, telephone point, 4 recessed ceiling spotlights with dimmer control. Doorway through to:

En Suite Shower Room

Comprising tiled shower cubicle, columned pedestal hand wash basin with mixer tap, bidet, low level WC, part tiled walls.

Bedroom 4/Sewing Room

24' 6" x 7' 12" (7.47m x 2.44m)

Currently used as a studio with a range of fitted drawers and cupboards to one wall with bookshelves over, double drainer sink unit, telephone point. Small connecting door to:

Guest Bedroom 5

21' 6" x 19' 6" (6.55m x 5.94m)

Featuring some exposed studwork incorporating two original wattle and daub panels, part vaulted ceiling, 4 recessed ceiling spotlights, small Tudor fireplace with Yorkstone hearth and herringbone brick fire back.

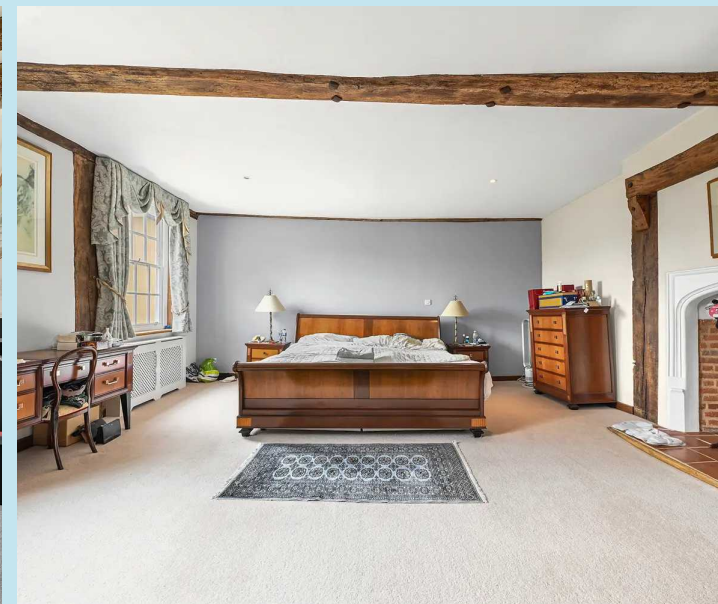
Bedroom 6

16' 3" x 14' 6" (4.95m x 4.42m)

with exposed studwork, door to walk in wardrobe, connecting door to Bedroom 5, 3 stained glass window panels

Family Bathroom

Suite comprising panelled bath with mixer tap and shower attachment, pedestal hand wash basin with mixer tap, low level WC, tiled shower cubicle, half tiled walls. Next to the bathroom is a walk in shelved Linen Cupboard/Ironing Room.



SECOND FLOOR

Overall measurements. 42' x 15'. The spiral oak staircase continues up to the second floor. This area is decorated and carpeted and, at present, is used for storage. However, it could be converted into additional bedroom accommodation, or, alternatively, could provide a self-contained flat for a housekeeper or au-pair.

Garden

The house has an extensive range of outbuildings providing garaging and storage space, including a large two storey brick built 17th Century Barn which measures, overall, 100'0" x 20'0" (30.48m x 6.1m) and is of mellow red brick construction under a tiled roof. The barn is currently used for storage and on the ground floor there are 6 traditional loose boxes with additional loft storage space over.

The barn has an impressive wisteria growing up the south eastern side, In addition to two climbing roses. Adjacent to the two storey barn is a single story brick range of traditional buildings including a Workshop, open double front Garage which is used as a garden store and a further Workshop adjacent. Beyond this are purpose built Dog Kennels with a wired Dog Run. In addition, to the rear of the house, there is a Workshop and Barbecue Area. Little Wakering Hall is approached down a long gravelled driveway which opens to a circular driveway with a central lawn to the front of the house.

In approaching the house, the drive is flanked by a wide expanse of grass broken up by orchard, principally apple trees. Part of the house and the brick barn are clad in wisteria, whilst to the front of the house are well stocked rose and lavender borders. To the south east of the house is a fine walled garden.





There is a central gravelled pathway with lavender growing to either side which opens to an octagonal area with raised brick borders, incorporating ornamental conifers and roses. The walled garden is principally laid to lawn, interspersed by some fine mature trees, including malus, oak, holm oak, walnut and mulberry, whilst there are well stocked shrub and herbaceous borders along each of the 4 walls, with a wide variety of climbing roses and shrubs trained up them. In one corner of the walled garden there is a traditional lean-to style Conservatory/Greenhouse.

A gravelled pathway terrace passes in front of the Sitting Room French windows, with a wrought iron gateway leading to the back of the house. There is an extensive area of paved Yorkstone terrace which is intermingled with cobbles and herringbone brickwork. This is a fine sheltered area overlooking the pond at the back of the house. Adjacent to the terrace is a brick Barbecue Area built into the wall of the building, part of which comprises a Workshop and part Garden Shed. Brick steps lead from the terrace down to a small area of grass to the front of the large tree lined natural Pond with two islands, each with weeping willows. There is a borehole plumbed into the pond, which provides a continuous supply of water from the ground should the pond get low. Beyond the pond is a small area of Orchard with a wide variety of fruit trees including peach, apricot, apple cherry, plum and medlar.

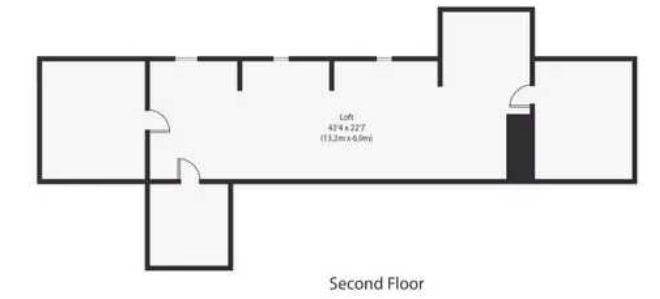
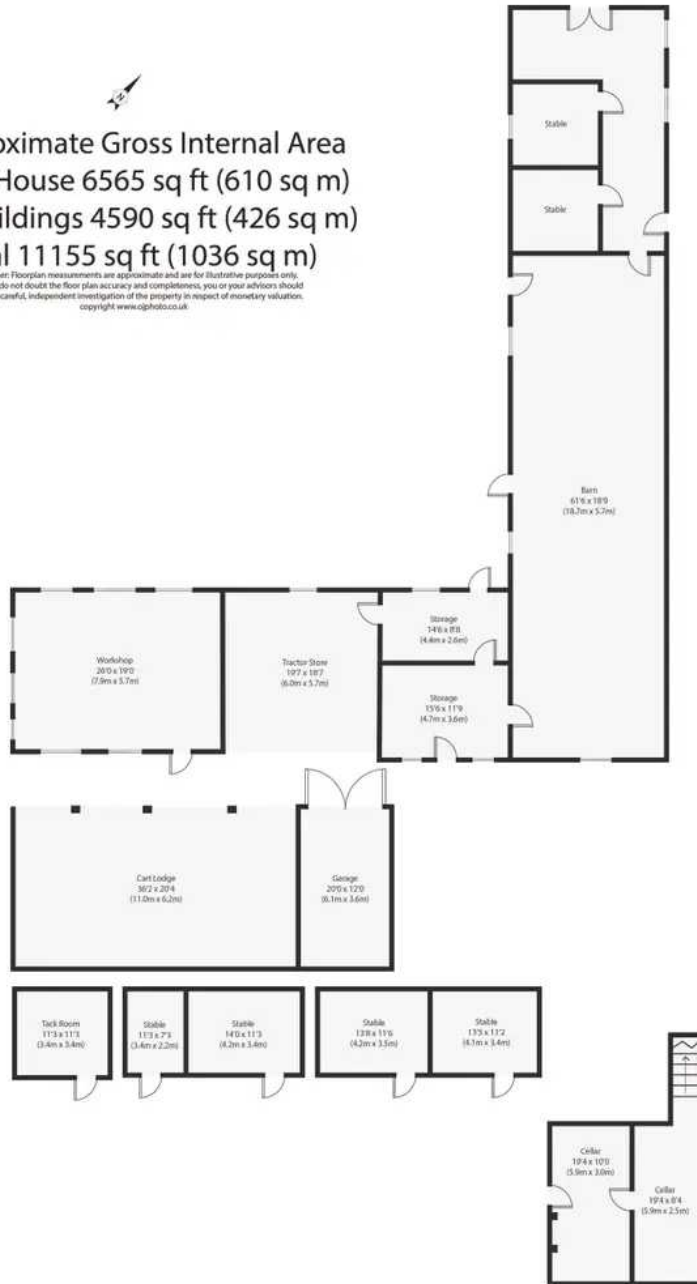
Beyond this is a small area of kitchen garden enclosed within a protective netting cage and which incorporates some raspberry canes. To the far side of the pond there are three post and railed Paddocks and a fourth paddock within a deer fence.

IN ALL THE PROPERTY EXTENDS TO APPROX 14 ACRES.



Approximate Gross Internal Area
Main House 6565 sq ft (610 sq m)
Outbuildings 4590 sq ft (426 sq m)
Total 11155 sq ft (1036 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not dispute 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.cipfoto.co.uk





Dedman Gray

Dedman Gray, 103 The Broadway - SS1 3HQ

01702 311042

sales@dedmangray.co.uk

<http://www.dedmangray.co.uk>

