



RIVENHALL PLACE

ESSEX



Rivenhall Place

Essex

An Immaculate and Fully Restored Grade II* Country House Set in Magnificent Parkland



ONE OF THE FINEST HOUSES IN ESSEX, Rivenhall Place is a stunning Grade II* listed country home providing 12,000 sq ft of accommodation. It is located down a 500yd long private tree lined drive set in a secluded and tranquil 70 acre parkland designed by Sir Humphrey Repton.

The house has been comprehensively renovated to provide exceptional entertaining space and has been re-modelled and refurbished by the current owners ensuring that its historic fabric has been conserved and every modern convenience incorporated.

Original shuttered windows, decorative cornicing, exposed and painted panelling, original brass door furniture, window seats, polished York stone flags and fine fireplaces feature throughout the property. Limestone flooring, underfloor heating, handmade kitchen, bedroom and bathroom furniture have all been added to ensure a thoroughly modernised and comfortable family home.



Distances: Rivenhall Village 1.5 miles, Access A12 - 3 miles, Witham 3 miles (London Liverpool Street 44 minutes), Chelmsford 14 miles, Colchester 14 miles, Stansted Airport 22 miles.

Accommodation

- Exceptional reception hall
- 4 reception rooms, study, superb kitchen/breakfast/family room, garden room, playroom, utility room, staircase hall, inner hall, cloakrooms, cellar
- 8 bedrooms, 5 bathrooms (3 en-suite), shower room
- Separate 3 bedroom annexe cottage
- Boiler room
- 3 bay open-fronted cart lodge garage
- Timber and slate garden store
- Heated outdoor pool with adjoining pool house incorporating kitchen area, changing facilities, shower and WC
- Hard tennis court
- Mature kitchen garden with greenhouse and adjacent garden sheds.



Historical Information

Rivenhall Place enjoys a long and interesting history. The house was held by Earl Eustace of Boulogne; at the time of the Domesday Survey (1086) it passed to the Crown by the marriage of Eustace's daughter, Matilda, to King Stephen. The Scales family were in possession from the 13th century until the death of Thomas, seventh Lord Scales in 1460 when he was seeking to hold London for King Henry VI but was murdered by boatmen. Elizabeth, his daughter, married Anthony Woodville, Earl Rivers, brother to Edward IV's queen. Earl Rivers sold Rivenhall to the Gates family, who held it until the death of Sir John Gates in 1553, executed for his support of Lady Jane Grey.

It is rumoured that Anne of Cleves, fourth wife of Henry VIII, spent the night at Rivenhall Place en route to marrying her King. Certain wooden panels in the house, decorated with tulips, lend further credence to this story since, although she was a German princess, she dressed in the ornate Dutch fashions popular in Germany at the time. Queen Mary granted the house to Susan, widow of Thomas Tonge, Clarenceux King of Arms, from whom it passed to her nephew, George White, of Hutton. In 1590 the house was sold to Ralph Wiseman whose descendants lived there until after the death of Sir William Wiseman in 1692. The estate was purchased by Thomas Western a wealthy ironfounder and contractor to Charles II's navy.



The Cambridge antiquary, the Rev. William Cole, often stayed at Rivenhall Place with the young Thomas Western during which time many friends were painted by Hogarth during his frequent visits to the house. Thomas's son, Charles, died soon after his father in a tragic carriage accident, leaving a son of four, the future Lord Western. He entered politics as a member for Maldon in 1790 and represented the county from 1812 working for the amendment of the harsh penal laws and reform of Parliament. In 1833 he was created Baron Western of Rivenhall. Rivenhall Place was occupied from 1858 by Sir John Page Wood, father of Field Marshall Sir Evelyn Wood, VC. The house was requisitioned in both World Wars, with over 100 soldiers on site.





Over the years several people of artistic fame have spent periods of time at Rivenhall Place: Hogarth, who painted the famous "Scenes of London's Life", notably "The Rake's Progress"; Landseer, the famous landscape and wildlife painter; the writers Richard Brinsley Sheridan, the Irish dramatist and politician ("School for Scandal"), Joseph Addison, the famous essayist, and Creasey, who wrote the Creasey Papers. Another notable resident of Rivenhall Place, for a period of time, was Kitty O'Shea who later became the mistress of Charles Stewart Parnell, the 19th Century Irish politician.

Rivenhall Place is mainly of Georgian construction added on to an existing Tudor house. The obvious Georgian features are the east and south elevation, the porch and the conformation of the main reception rooms. From the north and west aspects of the side and back of the house many of the external Tudor features can be seen such as the octagonal chimneys, the last remaining mullion window and the gables.

Internally of interest are the two staircases. The Main staircase is particularly fine. It was built for Thomas Western, according to the Listing and Pevsner's authoritative volume 'The Buildings of England - Essex Edition', circa 1700. The old original staircase, now the back staircase, has a central newel post - a ship's mast - running from the bottom to the top of the house. The house contains a considerable quantity of re-set 16th and 17th Century panelling which was in the original Tudor building.



Ground Floor

The particularly fine, deep, semi-circular pillars support a Tuscan porch set above a matching threshold giving access to the wide part-glazed front door which opens into one of the finest panelled **Reception Halls** in East Anglia. The high ceiling is crossed by ornamental plaster beams and is edged by a moulded plaster cornice. The floor is original polished York stone flags with smaller black insets. Facing the front door is a magnificent example of an 18th Century French fireplace, set in an archway, having a stone surround, with matching ornamental chimney piece. Double Oak doors lead off to the **Drawing Room** with open fireplace, marble surround and deep marble hearth, shuttered sash windows and return door to inner hall.

Steps up to **Dining Room** with central ceiling rose, decorative cornice and open fireplace with marble surround. **Inner Hall** leading to secondary staircase with built-in display bookshelves, double French doors to inner courtyard, cloakroom and understairs drinks cupboard. **Main Staircase Hall** with spectacular Oak carved staircase to the first floor. Large understairs storage cupboard. **Sitting room**. Dual aspect with open 17th Century marble fireplace, two sets of glazed double French doors leading to the garden, built-in bookshelves, decorative ceiling cornice and painted panelled walls. **Study** with panelled walls. **Garden Hall** with glazed French doors to the south facing terrace and access to the **cellar** with curved brick ceiling and extensive storage space.

Kitchen/Breakfast room. A wonderful south facing room with three floor to ceiling sash windows leading to the terrace overlooking the lake and parkland. Comprehensive range of specialist built-in wall

and floor units with honed granite work surfaces and central island. 4 oven oil fired Aga with integrated electric hob and ovens, built-in Maytag fridge/freezer, open working fireplace with stone surround and granite hearth. Access to large walk-in larder with built-in shelving.

Rear Hall with door leading to back of property, built-in boot store and coat hanging area. **Utility Room** with double butler sink, granite work surfaces, plumbing for washing machine and tumble dryer. Built-in large fridge/freezer with cupboards either side and glazed door to terrace. **Cloakroom** with washbasin. **Playroom**. A fabulous south facing room with glazed double doors to the terrace and floor-to-ceiling windows overlooking the lake and parkland. Off the kitchen is the garden room with double doors to the inner courtyard and further double doors to the rear of the property. Staircase access to the annexe cottage and return door to the **Dining room**.

First Floor

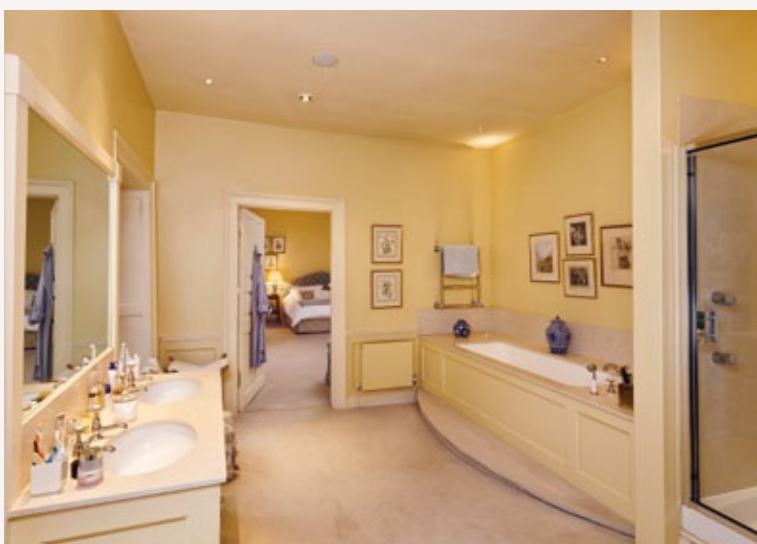
Imposing staircase leading to the first floor, with full height window and panelled landing giving access to the south facing **Master Bedroom Suite**. A beautifully appointed and well proportioned room overlooking the lake and parkland. **En Suite Bathroom** with separate walk in shower, twin washbasins set in vanity unit and WC, leading to **Dressing Room** with fitted wardrobes. Off the main landing is a separate **Shower Room**. **Bedroom 2**. A wonderfully light room with dual aspect, painted panelled walls, window seats and working fireplace with marble surround. **Ensuite panelled Bathroom** with roll-top bath, washbasin and WC. **Bedroom 3** with painted panelled walls, window seat, wooden floor and built-in cupboard and shelving. Large walk-in airing cupboard. **Bedroom 4** with painted panelled walls and two window seats. **Bedroom 5**, dual aspect, with painted panelled walls, two window seats. **Family Bathroom** incorporating bath with teak surround, WC and washbasin, window seat and built in Victorian mahogany cupboard. Secondary staircase accessing the inner hall, main landing and second floor.

Second Floor

Box room. **Games Room**. A substantial room running the length of the house with exposed timber work, built in cupboard and bookshelves, working fireplace, and door off to **Bedroom 6** with pitched ceiling, exposed beams and **En Suite bathroom** with roll-top bath, washbasin, WC and original 12th Century mullion window. **Inner hall** leading to **Bedroom 7** Dual aspect. **Bathroom** with bath with shower over, WC and washbasin. **Bedroom 8** with range of built in cupboards.

Annexe Cottage

Access available from the house but also by means of its own separate front door. Hall, leading to Sitting Room with open fireplace. Kitchen breakfast room. 3 First Floor Bedrooms. Bathroom with built-in cupboard with plumbing for washing machine.









Gardens and Grounds

Along the road frontage of the property is over half a mile of double park fencing, behind which sits a shelter belt some 30ft in depth in which over 5,000 trees have been planted in a deep perimeter plantation, screening the property from the road. The principal entrance is from the south east of the property down a long drive planted with an avenue of tulip trees which leads down to the three arched bridge (designed by William Wilkins in 1693 as part of Sir Humphrey Repton's suggestions and Listed Grade II in its own right). The bridge spans two lakes comprising some 8 acres of water which have been re-landscaped by the present owners to include two new bridges, several jetties and an island. The drive culminates in a wide gravel sweep to the east and in front of the main façade.

The drive continues out and branches right to the secondary driveway and left through mature high beech hedges and gate to gravelled rear courtyard with 3 bay brick and tile **open-fronted cart lodge garage** (30' x 20') with concrete floor and power. Brick walling and wide stone terrace with steps down to rear of house and annexe cottage, together with brick boiler house (with two Thermecon boilers).

Timber and slate garden store with power (20' x 12').

Double wrought iron gates hung on brick piers to the:

Swimming Pool Area. Heated pool (40' x 20') with Aquatrac cover surrounded by stone terrace, well established yew hedge and steps up to Pool House, including changing facilities, shower, WC, kitchen area and verandah with pergola. Steps leading down from the pool area to a gravel pathway connecting the house and grounds with a Victorian planted spinney with a mature Horse Chestnut tree walkway and Tree House.







To the north of the house is a high, mature hedge and wrought iron gate leading to the mature **Kitchen Garden** with raised beds and greenhouse. Gate to the lawn and orchard area beyond, together with hard tennis court. **Timber garden stores** and return gate to rear drive with railed paddocks beyond.



Floor Plans

Approximate Gross Internal Floor Area:

12460 Sq ft / 1157 Sq M



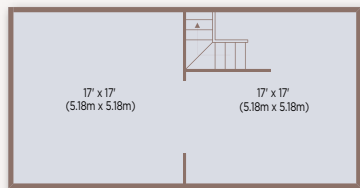
Ground Floor



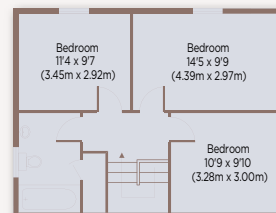
Second Floor



First Floor



Cellar



Cottage First Floor

Location

Rivenhall Place stands surrounded by its own parkland setting at the end of a 500 yard long drive, which crosses the lakes. Witham is 3 miles to the south, with its shopping centre and rail station with direct access to London Liverpool Street (44 minutes). There is also good access to the A12 (3 miles), with Chelmsford and Colchester, 12 miles away respectively. Both provide comprehensive educational, recreational and shopping facilities.

There are excellent schools in both the state and private sectors, including Felsted, New Hall (Chelmsford), St Mary's and Holmwood House in Colchester complemented in the state sector by the strongly performing Grammar Schools for both sexes in both Chelmsford and Colchester. There is a choice of supermarkets in Colchester including Waitrose, Sainsbury's at the Tollgate Shopping Centre at Stanway and The Food Company Store at Marks Tey. Nearby Witham and Braintree offer further choice of supermarkets.

Stansted Airport, with its increasing range of national and international destinations, is within easy reach (22 miles). There are excellent walking and riding opportunities in the surrounding countryside, and, to the south, the river and marshland walks of the Blackwater Estuary popular with ornithologists. The Blackwater is also home to a number of marinas and sailing clubs, notably at Tollesbury and West Mersea. Local golf courses include Braxted Park, Braintree Golf Club at Stisted, Benton Hall Golf and Country Club at Wickham Bishops and the nearby Rivenhall Oaks Golf Club.

Property Information

Postcode: CM8 3PS

Services: Private mains water, mains electricity. Private drainage. Oil fired central heating.

Fixtures & Fittings: Items regarded as fixtures and fittings, including carpets and curtains, are initially excluded from the sale, although certain items may be available by separate negotiation.

Viewing: By appointment with the selling agents; Knight Frank Tel: Pady Pritchard-Gordon 01279 213340 & Bruce Tolmie-Thomson 020 7629 8171

Agent's Note: Right of Way: The adjoining property has a right of way over the rear drive.

Directions

If driving from London on the A12, continue past Witham and take the next turning left signposted Great Braxted and Silver End. At the T Junction turn left and continue underneath the rail line through the village of Rivenhall and after approximately 1 mile, where the road bends to the right, turn left into the main gates of Rivenhall Place.

Alternatively, if coming from Colchester on the A12, look for the Great Braxted and Silver End sign, which is just after the BP garage. Turn left and at the T-junction, left again, following the road back underneath the rail line, through Rivenhall and then continue as above.





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