

# SALING HALL

GREAT SALING • ESSEX









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### Elizabethan manor house set in spectacular mature gardens

Main hall • Painted hall • Drawing room

Sitting room • Library • Study • Kitchen • Conservatory

Studio • Utility room • 2 large wine cellars

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Master bedroom suite • Chinese morning room • 6 further bedrooms • Dressing room • 2 further bathrooms • 9 attic rooms

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2 bedroom stable cottage • Double garage • Workshop • Summer house • Barn for storing logs • Further storage shed

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Exceptional formal gardens including swimming pool, Japanese garden, water garden and Temple of Pisces

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#### In all about 12 acres

Great Dunmow • 6 miles

Stansted Airport • 10 miles (London Liverpool Street in 47 minutes)

Bishop's Stortford • 16 miles

Saffron Walden • 16 miles

Chelmsford • 17 miles

(All distances and times are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important

Notice on the last page of the text.







## **SALING HALL**

This impressive Grade II\* Listed manor house is approached through a small park with fine trees into a walled front court. The Hall consists of three wings surrounding a brick paved rear yard. The house is nine bays wide, faced with mellow red brick with leaded casement windows and two identical front doors. The main door opens into the impressive main hall and includes a magnificent fireplace in the baroque style. The staircase hall of the west wing opens off the main hall, with doors leading to the principal reception rooms. Beyond the sitting room lies the kitchen, with a half-glass door leading into the conservatory. Returning to the main hall on the ground floor, a fine panelled door leads to the painted hall and a door to the east leads to the library with fitted bookcases and study overlooking the moat.

The West wing first floor includes 4 bedrooms (2 en suite) whilst the East wing has a Chinese morning room and 3 further bedrooms. The second floor consists of nine rooms.

To the rear of the house lies the brick-paved courtyard with a double garage and 2 bedroom cottage.

The gardens and grounds cover some 12 acres and are famed for their beauty having been photographed and featured in many books and magazines since 1975. The swimming pool lies north of the stunning walled garden enclosed in yew hedges and there is also a tennis court beyond.

## **Situation**

Saling Hall lies on the edge of the small village of Great Saling in the midst of peaceful farmland. Great Saling is two miles north of the A120 and 14 miles east of the M11. Stansted airport lies just 20 minutes away with trains to London from 47 minutes. Great Dunmow (6 miles) has good local amenities, with more comprehensive shopping at Bishop's Stortford and Chelmsford.









### **Directions (CM7 5DT)**

Exit M11 at junction 8, follow the A120 towards Colchester and continue east for just over 8 miles, then take a left onto the B184. After just under 1 mile at the roundabout take the 2nd exit onto the B1256. Turn left onto Porters Hall Road and then right continuing along this road. Bear right onto Newpasture Lane, left towards Grove Villas and continue straight onto Grove Villas and then right onto Hall Farm Green. The entrance to Saling Hall is on the left hand side of the lane.

### **Tenure**

Freehold with vacant possession on completion

### **Services**

Mains water and electricity. Private drainage. Oil fired central heating.

### **Local Authority**

Braintree District Council. Tel: 01376 552525 Essex County Council. Tel: 0845 743 0430 Council tax band H

### **Rights, Covenants and Grants**

There is a public footpath, a map showing its position can be requested from the selling agent. There is an informal agreement allowing parking for the church on a grass area beside it.

### **Viewings**

Strictly by appointment only with the joint selling agents.

### **Fixtures and fittings**

Those items mentioned in these particulars of sale are included in the freehold sale. All

other fixtures, fittings and furnishings i.e. carpets, curtains, light fittings etc are expressly excluded. In addition all garden statutory ornaments are to be specifically excluded from the sale.

# Saling Hall, Great Saling



Gross internal area (approx.)

Main House = 873 sq m (9385 sq ft)

Garage = 28 sq m (297 sq ft)

Workshop = 21 sq m (225 sq ft)

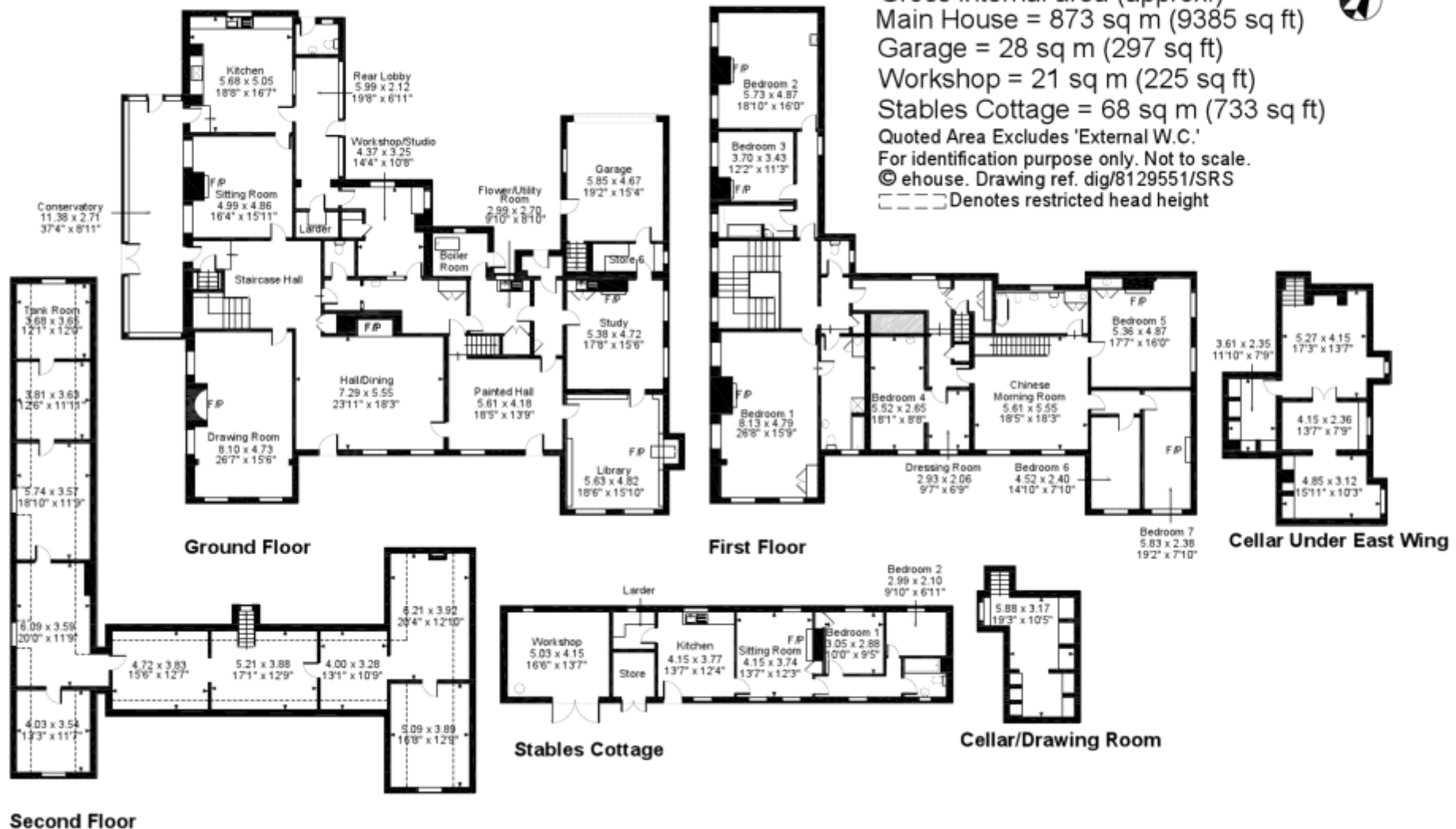
Stables Cottage = 68 sq m (733 sq ft)

Quoted Area Excludes 'External W.C.'

For identification purpose only. Not to scale.

© ehouse. Drawing ref. dig/8129551/SRS

--- Denotes restricted head height



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