

Thistle Hall

Wickham Bishops
Essex

An elegant Georgian style residence in a peaceful rural setting

Thistle Hall, Mope Lane, Wickham Bishops, Witham, Essex

Chelmsford 11 miles, Witham Station 2.7 miles (London Liverpool Street 44 minutes), A12 Junction 21 2.7 miles

Features:

Reception hall, drawing room, dining room, library, study, kitchen/breakfast room/family room, games room, indoor swimming pool, steam room, secondary kitchen, cloakroom, separate WC, utility room, cellar

Galleried landing, principal bedroom suite with sitting area, balcony, en suite bathroom and dressing room, 4 further double bedrooms with en-suite bathrooms

Guest annexe with kitchen/reception room, bedroom and en-suite bathroom

Garaging for 3 vehicles, modern timber stable block and feed stall

Beautifully landscaped gardens and grounds

Parkland with lake and pond, woodland and pasture land

About 25.63 acres (10.38 ha)



Situation

The village of Wickham Bishops is a popular location within Essex and the centre of an active community. The village is well served by local amenities, notably the Church of St Bartholomew's, village hall, library, general store and post office, doctors' surgery, restaurant and public house. There is also a sports field with a cricket club, football teams and tennis courts. The town of Witham is just three miles to the west offering a greater range of shops including supermarkets, whilst the nearby county town of Chelmsford is just 11 miles away and provides a comprehensive range of shopping and leisure facilities.

Communications by road and rail are excellent with fast and frequent trains leaving Witham (3 miles) or Hatfield Peverel (4 miles) reaching Liverpool Street in 41 and 39 minutes respectively. The A12 is within four miles providing a direct link with the M25 and the national motorway network. Stansted Airport is 24 miles away.





The property

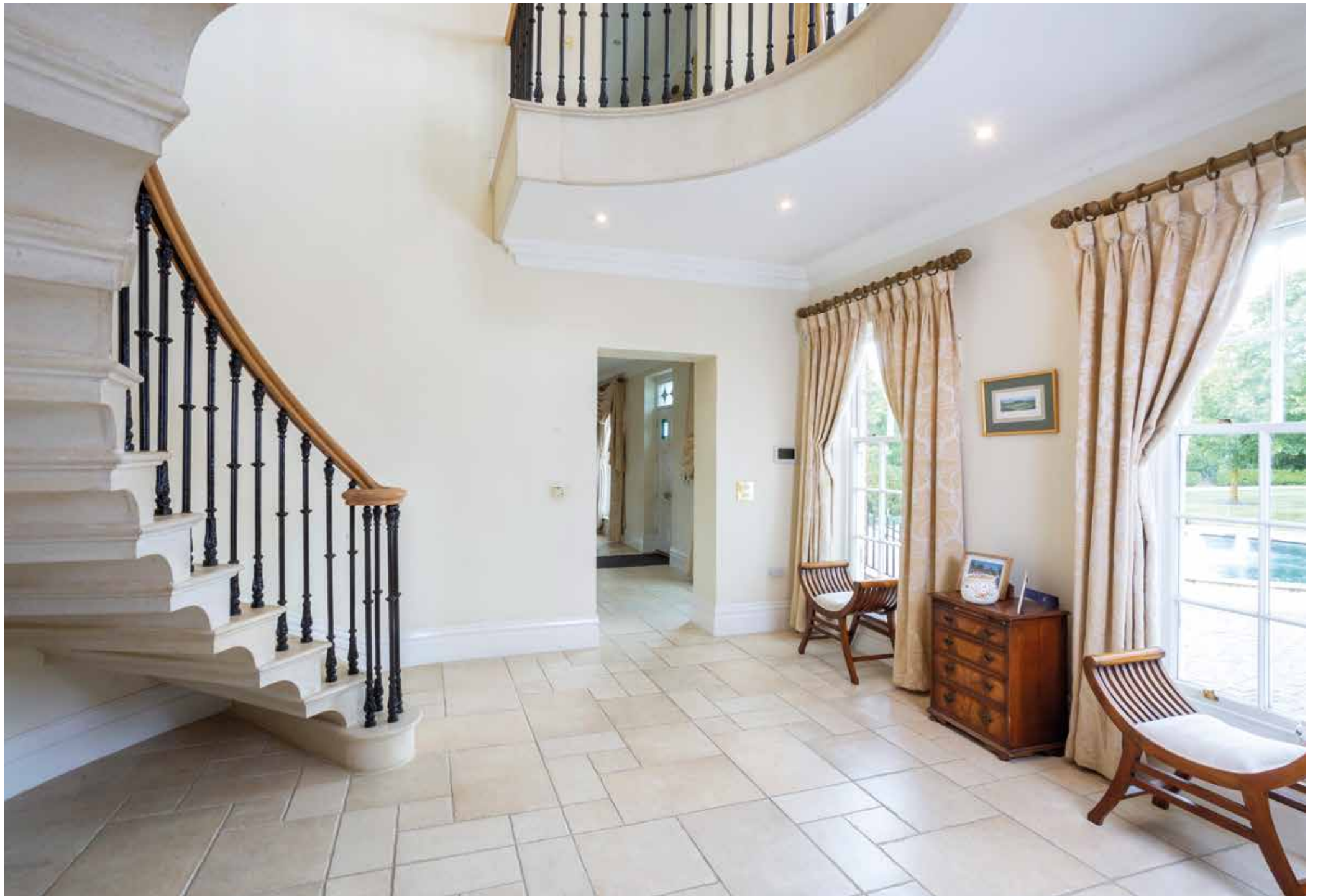
Designed and built by Countryside Properties, Thistle Hall consists of mellow red brick under a warm red peg style roof. The principal façade follows the elegant symmetry of the Georgian era whilst to either side are handsome wings etched in white stucco reflecting Victorian additions. The garaging is approached through a raised archway reminiscent of a traditional coach house.

Internally, the house combines light and spacious reception rooms with comfortable bedroom accommodation on the first floor. There is underfloor heating on both ground and first floors. Of particular note is the beautifully proportioned drawing room, centred on a Rudloe Stone fire surround. This room has twin aspects with large French doors under an ornate top light, opening onto the paved terrace.

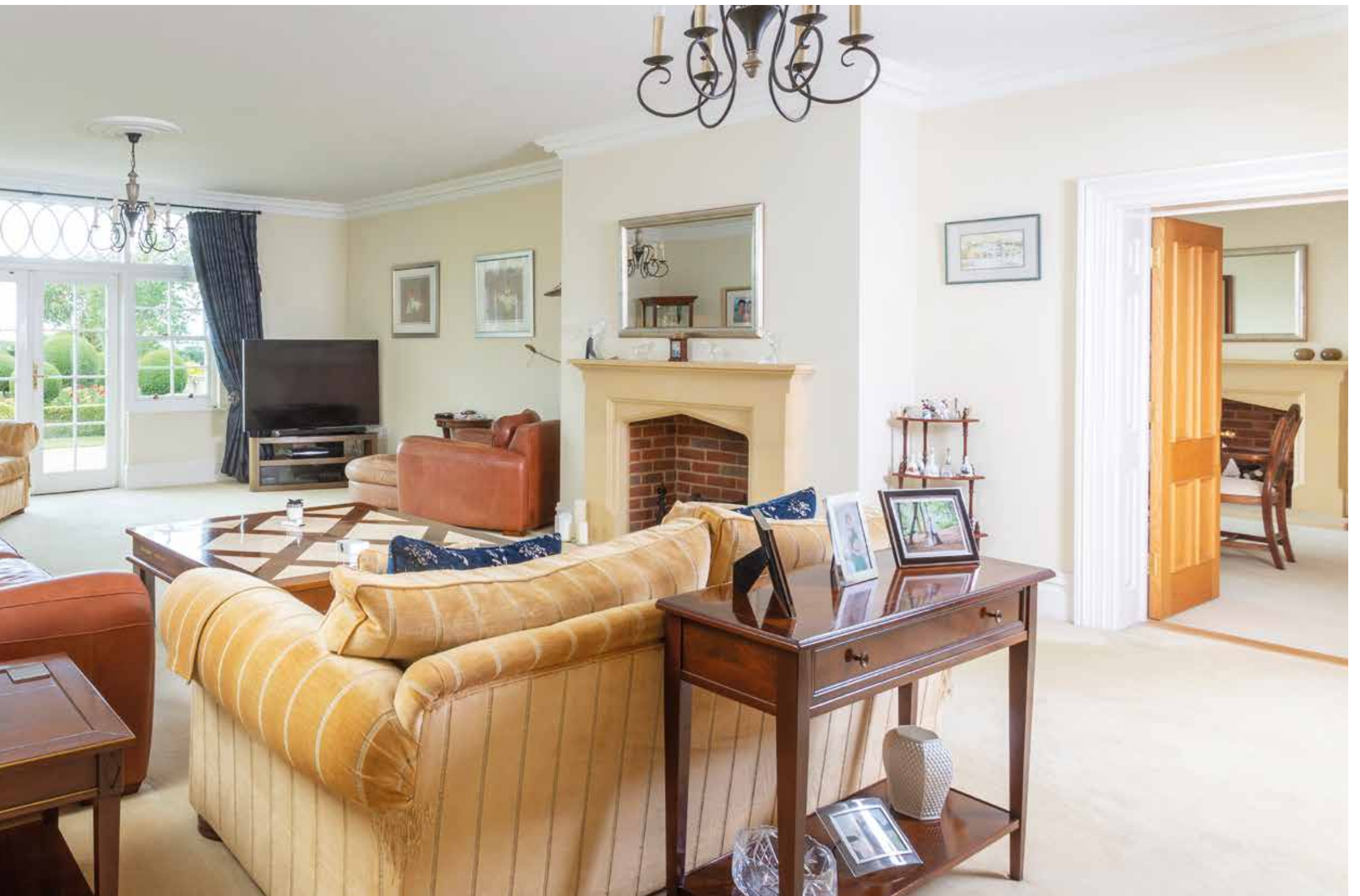
The kitchen/family room has been re-modelled since it was originally conceived and now provides a highly functional and generously proportioned living space with glazed doors opening into the formal gardens and also the sheltered courtyard.

On the first floor, each of the bedrooms has been carefully planned to enjoy extensive views over the gardens and grounds. All five bedrooms have en-suite bathrooms whilst the annexe is approached separately and would be ideal for a dependent relative.















*Floorplans for Thistle Hall,
Mope Lane, Wickham Bishops, Witham, Essex*

Approximate Gross Internal Area*:

Main House: 9,927 sq ft / 922 sq m

Garages: 683 sq ft / 63 sq m

Stables and Plant Room: 674 sq ft / 63 sq m

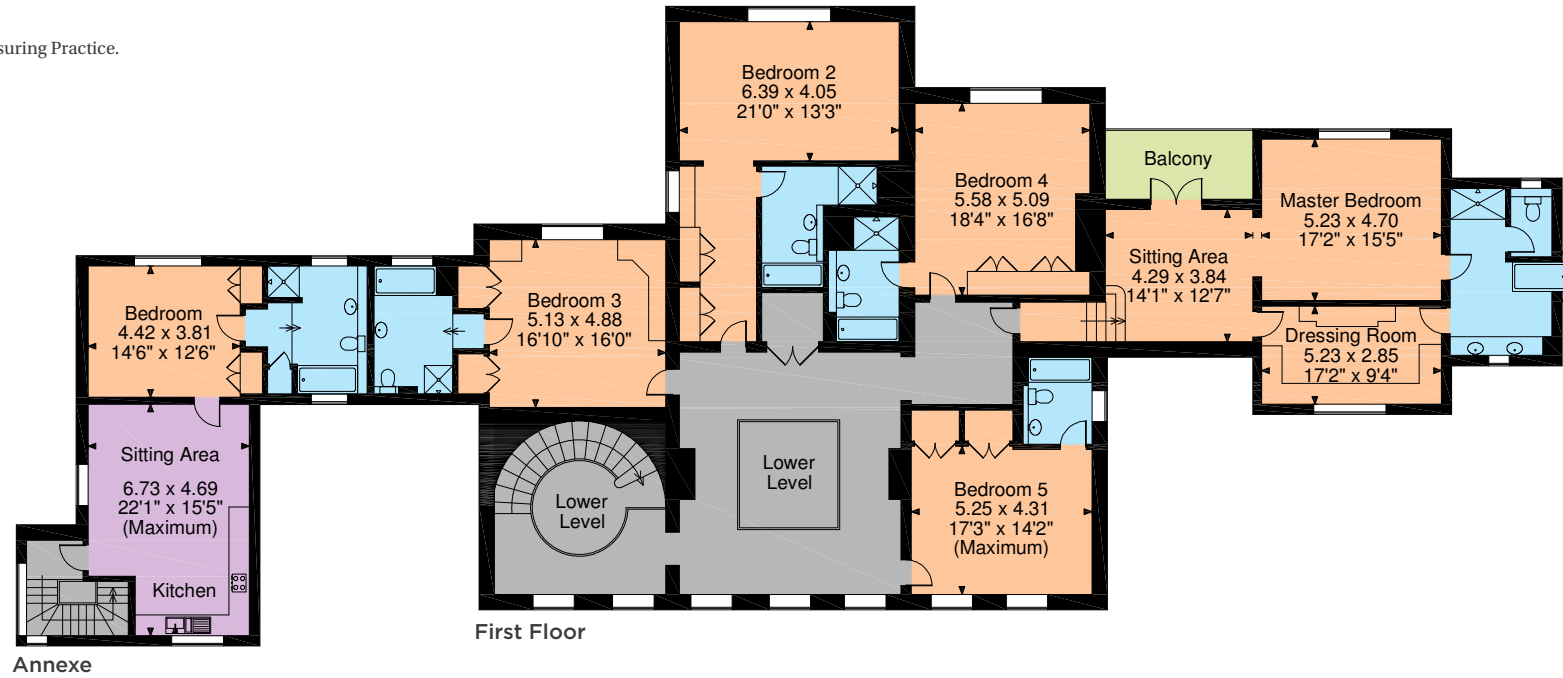
Annexe: 817 sq ft / 76 sq m

Balcony: 92 sq ft / 9 sq m

Illustration for identification purposes only.

Not to scale.

*As defined by RICS - Code of Measuring Practice.



Gardens and grounds

A paved terrace overlooks the formal gardens which have been carefully landscaped. Laid mostly to lawn, a principal feature is the charming parterre garden with a central water feature; from here, stone steps lead down to the lower lawns with a timber gazebo, ideal for entertaining and situated next to the raised Koi pond. There is an all year round synthetic putting green with bunker and tees to 108 yards. Various gates lead from the formal gardens into the parkland and overlooking the lake, which is floodlit and provides a haven for wildlife, including many rare breeds of duck. The lake is fenced for their protection and human safety.

Beyond the parkland are three level fields, with a modern stable block on concrete hard standing, one field has been left fallow for wildlife. Adjoining is a mature parcel of traditional mixed woodland.







