



**FYFIELD HALL**

FYFIELD, ESSEX

savills



# AN EXCEPTIONAL GRADE I LISTED VILLAGE HOUSE WITH WELL PROPORTIONED AND PRESENTED ACCOMMODATION IN ESTABLISHED GROUNDS OF 3.54 ACRES

## FYFIELD HALL, FYFIELD, ESSEX

6,000 sq ft ♦ 5 spacious bedrooms (4 en suite) ♦ bathroom  
great hall ♦ drawing room ♦ sitting room ♦ dining room ♦ fitted library  
panelled snug ♦ Chalon kitchen/breakfast room ♦ glazed secondary  
entrance ♦ 2 cloakrooms ♦ cellar ♦ utility room ♦ boot room

1 bedroom cottage ♦ detached outbuilding/garaging ♦ gardens and  
grounds

About 3.54 acres

Chipping Ongar 2.5 miles, M11 (Junction 7) 8 miles, Epping  
Underground Station 7.5 miles, City of London 25 miles.

### Situation

Fyfield Hall is an historically important Grade I listed manor house set in a highly regarded country village location, opposite the picturesque twelfth century village church, just 25 miles from the city. The property occupies a semi-rural location yet is within walking distance of Fyfield village. Fyfield benefits from ancient inns, The Queens Head and The Black Bull, a post office/village store and it is also well located with access to public and state schools including the Ongar Academy which is opening in September 2015.

### History

Fyfield Hall, a timber framed aisled hall, has been dated to 1167-85. The hall was the main manor of Fyfield and once had 210 acres of land. At the heart of the present manor house is an aisled hall, built from timbers felled in the twelfth century. During the sixteenth and seventeenth centuries the house was extended with the addition of cross-wings at both ends of the open hall. Fyfield Hall is among the earliest surviving timber framed buildings which has now been beautifully restored for future generations to enjoy.



## Description

The house has undergone a complete high quality restoration providing a unique fusion of elegant period features with the conveniences sought in the 21st century including high quality kitchen, sumptuous bathrooms and self contained cottage. The house offers a rich tapestry of surviving historical detail including a red brick sixteenth century chimney and staircase, herringbone tiled floor and several fireplaces intertwined with some beautiful exposed timbers. Despite its age, Fyfield Hall offers generous light filled and versatile accommodation with generously proportioned reception rooms and bedrooms and at the heart of the house is a beautiful bespoke Chalon designed kitchen which overlooks the grounds to the south.

The accommodation extends to some 6,000 square feet and the formal entertaining space and family friendly living space flows seamlessly together. A stunning medieval entrance door opens into a breathtaking great hall approximately 17' x 15' feet with lovely views over the grounds to the south, incorporating an inglenook red brick fireplace with log burner. The key reception rooms of the house, including the drawing room, sitting room, dining room, library, snug and adjoining kitchen/breakfast room are arranged around the impressive great hall. The finish throughout is exemplary, with the use of Heritage colours complementing the high quality bespoke craftsmanship such as the hand built kitchen, panelled snug and bespoke fitted library.

On the first floor are five good sized bedrooms: the master bedroom suite comprises a 20'11 x 17' feet bedroom with a beautifully appointed en suite bathroom. There are four further double bedrooms and three sumptuously appointed bathrooms approached over two separate staircases.





The east wing of Fyfield Hall comprises a self-contained one bedroom cottage including a living room, bedroom, kitchen and shower room.

### Outside

The grounds of Fyfield Hall have been landscaped with extensive lawns and beautiful views to the south towards Fyfield Church. Along the eastern boundary lies a small lake and a scattering of mature trees. To the west, adjacent to the entrance drive lies a leisure field which gently slopes down towards the River Roding. The gravelled entrance drive passes through the grounds to the front (north) side of the house adjacent to the cottage and detached outbuilding/garaging.

### Services

Mains water, electricity and drainage. LPG gas heating.

### Directions (from Four Wantz roundabout at Chipping Ongar)

Take the B184 Fyfield Road. Continue for 2.5 miles. Upon entering Fyfield village turn right at The Queens Head pub signposted Willingale. Continue over the river and as you start to rise up the hill the entrance to Fyfield Hall will be found on the left hand side opposite the church.

### Viewing

Strictly by prior appointment with the joint agents Savills and John Sear.

## FLOORPLANS

Gross internal area (approx): 580.13m<sup>2</sup> (6244.47ft<sup>2</sup>)  
Excluding Garage, Outhouse & Boiler House

For identification purposes only. Not to scale.



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