



BEACONS

WICKHAM BISHOPS • ESSEX





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An imposing Grade II Listed country house, set in delightful mature gardens

Chelmsford 12 miles • Colchester 16 miles • Central London 49 miles
(All distances and times are approximate)

Entrance hall • Drawing room • Dining room • Sitting room • Garden room • Kitchen/Breakfast room
Utility room • Boot room • Office • Tower room • Cellar

Master bedroom suite • 5 further bedrooms • 2 further bathrooms

2 bedroom cottage

Beautiful mature gardens • Swimming pool • Tennis court • Gym and extensive garaging

In all about 4 acres (1.6 hectares)



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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 brochure.

Location



Beacon Hill is an outstanding area characterised by significant properties set in spacious grounds. Wickham Bishops is on the Blackwater Ridge which is designated as a Special Landscape Area. There are stunning panoramic views over the Blackwater Estuary from the Beacon. The village has a high standard of facilities for a small community, which include: the large modern Village Hall, St Bartholomew's Church, Library, Convenience Store with Post Office, Hairdressers, Beauty Salon, Health Food Shop and 2 Public Houses.



Leisure facilities include extensive playing fields with four all-weather tennis courts and Wickham Bishops Tennis Club. Golf between Wickham Bishops and Witham at Benton Hall, which also has a health and leisure club and also Forrester Park Golf and Country Club at Great Totham. Sailing and boating facilities on the Blackwater Estuary and the Blackwater Leisure Centre at Maldon offers a swimming pool, sauna, gym and other facilities.



The area is ideal for commuting with Witham approx 3 miles and Hatfield Peverel approx 4 miles both with main line railway stations to London Liverpool Street and access to the A12, which links to the M25 (approx 26 miles), giving access to major shopping malls, big city entertainment and main transportation links with London, Stansted, Channel Tunnel and Eurostar.



The area is convenient for a variety of schools in both the state and independent sectors including The Great Totham Primary School; Grammar Schools at Chelmsford (KEGS and CCHS approx 12 miles) and Colchester (approx 16 miles); independent schools at Boreham, New Hall School (approx 10 miles) and Felsted School (approx 17 miles).





History

Beacons was designed by Arthur Heygate Mackmurdo, who was born in 1851, the son of Edward Mackmurdo, a manufacturing chemist and his wife Anne. After attending Felsted School he trained as an architect, and developed his artistic talent with Ruskin at Oxford and by associating with and being influenced by the likes of Spencer and William Morris.

He was a progressive (Pevsner described him as a pioneer designer) rather than a prolific architect. His designs include St Bedes Church in Liverpool, the YMCA at St Helens and he exhibited his work on furnishings at several national exhibitions. He is also known for being the interior design consultant to the 1905 renovations at the Savoy Hotel.

Property

Beacons is a charming period country house, benefiting from beautifully proportioned and spacious interiors, which enjoy delightful views over the formal gardens. The house is ideal for entertaining on a grand scale, with connecting doors to all reception rooms. The bedroom accommodation is spacious and well arranged. There is also access from the first floor to the office and Tower room.

The property has two separate entrances.

The gardens are a particular feature of the property, surrounding the house on all sides, providing privacy and security. They are mainly laid to lawn with a number of specimen trees. To the south of the house is a beautifully positioned outdoor swimming pool with pool house and to the north of the house is a hard tennis court.

The cottage is positioned to the east of the house, comprising 2 bedrooms, bathroom, sitting room and kitchen. Adjacent is a large garage block with garaging for 6 cars and a gym located on the first floor.







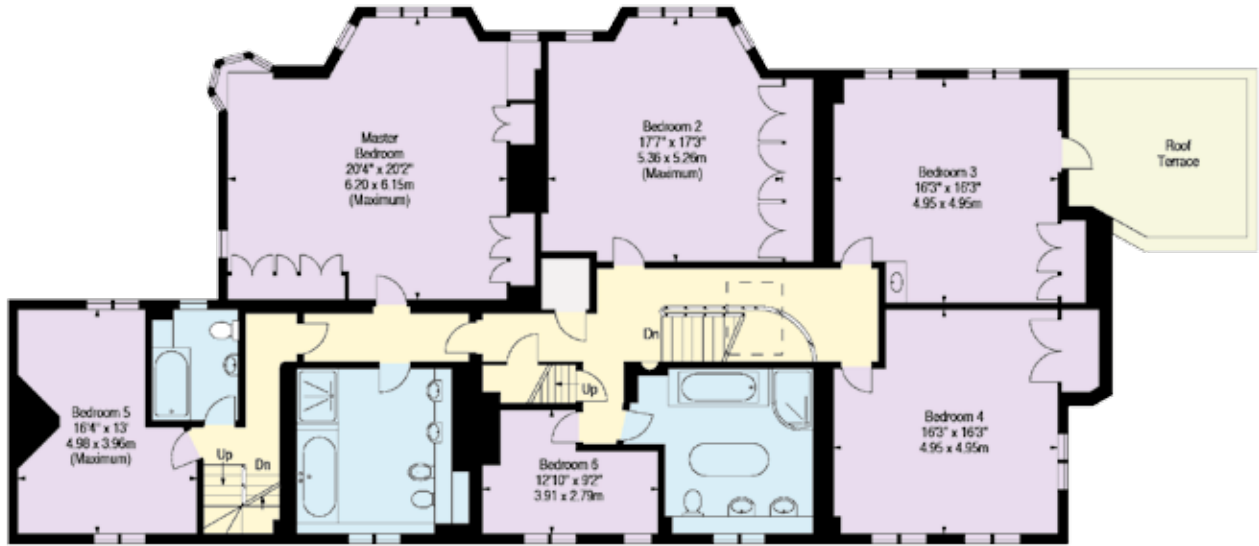
Cottage

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside Space

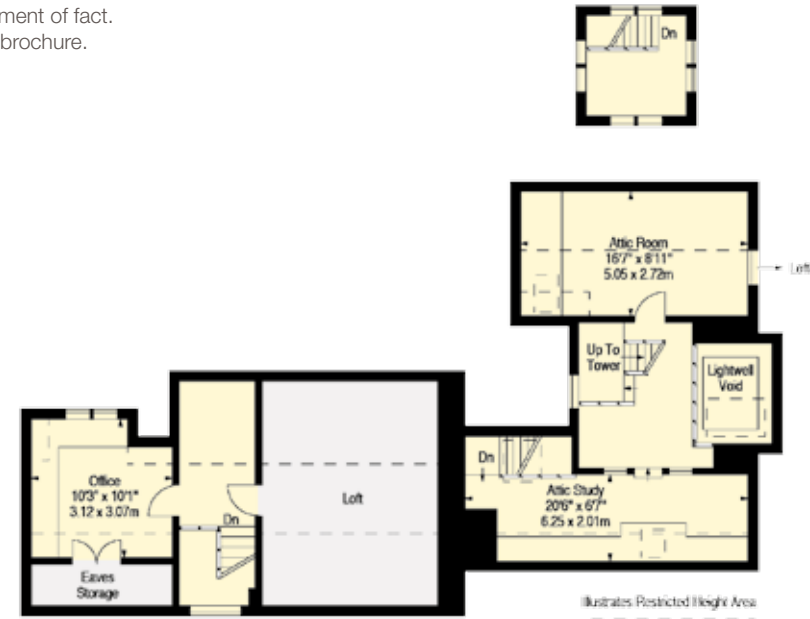
Approximate Gross Internal Floor Area

Main House: 533.26 sq m / 5,740 sq ft
(not including Loft)
Garages and Gym: 167.60 sq m / 1,804 sq ft
Cottage: 59.09 sq m / 636 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the brochure.



First Floor



Second Floor

Illustrates Restricted Height Area







Services

Mains water and electricity, mains drainage, oil fired central heating.

Fixtures and Fittings

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are

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specifically excluded from the sale. However, certain items may be available by separate negotiation.

Directions (CM8 3EB)

From London head north on the A12. Exit at junction 21, onto the B1389 towards Witham. At the first roundabout turn right into Gershwin Boulevard. Continue straight over the next 3 roundabouts. At the fourth roundabout turn right into Maltings

Lane. At the end of Maltings Lane, turn right into Maldon Road. Continue under the A12 taking the second turning on the left which is signed to Wickham Bishops. Continue past Benton Hall Golf and Country Club and proceed up Blue Mills Hill into Wickham Bishops. At the top of the hill turn left at the 'Snows Corner' crossroads into Tiptree Road. Continue past the war memorial into Beacon Hill where the property can be found on the left just before the crossroads.



