



# 5 THORNDON HALL

THORNDON PARK, INGRAVE, BRENTWOOD

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## 3 bedroom apartment within a magnificent Palladian mansion

- Living/dining room
- Kitchen
- Master bedroom with en suite shower and dressing area
- 2 further bedrooms
- Garage
- Visitor parking
- About 16 acres of communal gardens and woodland

About 16 Acres

Brentwood town and rail station 2.8 miles (rail service to London), Shenfield 3.9 miles (rail service to Stratford and Liverpool Street, Crossrail from 2018/19), West Horndon 3.8 miles (C2C rail service to Fenchurch Street)





## SITUATION

Ingrave lies to the south of Brentwood and is twinned with the neighbouring village of Herongate. The village is popular with those seeking access to a variety of both state and private schools and lies within the catchment of St Martin's and Ingrave Johnstone schools. Ingrave village is bordered on one side by open countryside and the other by Thorndon Country Park providing miles of walking and cycle ways. For the commuter the property is situated midway between Shenfield and Brentwood which both have rail services to London and will have a Crossrail service from 2018/19. In the opposite direction, to the south, is the Fenchurch Street line at West Horndon via a C2C rail service. Major road links are easily accessible including the A12, A13, A127 and M25.

The drive to Thorndon Hall passes through substantial wrought-iron electric gates and woodland to a large parking area in front of this beautiful Palladian mansion. Immediately adjoining the grounds of Thorndon Hall is Thorndon Country Park and there are footpaths immediately outside the boundary into the park.

## HISTORY

The Thorndon Hall Estate was purchased by Sir John Petre, the son of William Petre, in 1573. In 1763 the 9th Lord Petre demolished the existing 16th century house and employed James Paine, the celebrated architect, to design the house, and Capability Brown to lay out the park. The foundation stone of the present magnificent structure was laid in 1764. The Hall is listed as being exceptional historic and architectural merit, listed Grade I. Thomas Bates & Son acquired the Hall in the 1980s, converting it into around 80 luxury apartments over four floors including a handful of penthouses. Adjacent to the Hall are the old stables, which have been converted to form a number of cottages.

## DESCRIPTION

5 Thorndon hall is situated on the ground floor at the front of the mansion. The principal reception room has two deep sash windows providing a good deal of natural light. The focal point is an attractive fireplace complemented by high ceilings, Amtico wood-style flooring and an illuminated corner china display cabinet. The kitchen/breakfast room, which is accessed directly off the principal living room, is comprehensively fitted and includes a range of built-in appliances.

There are three bedrooms, one currently used as a study. The master bedroom, 19.8' x 12.10', includes a walk-wardrobe, en suite cloakroom and separate en suite shower room.

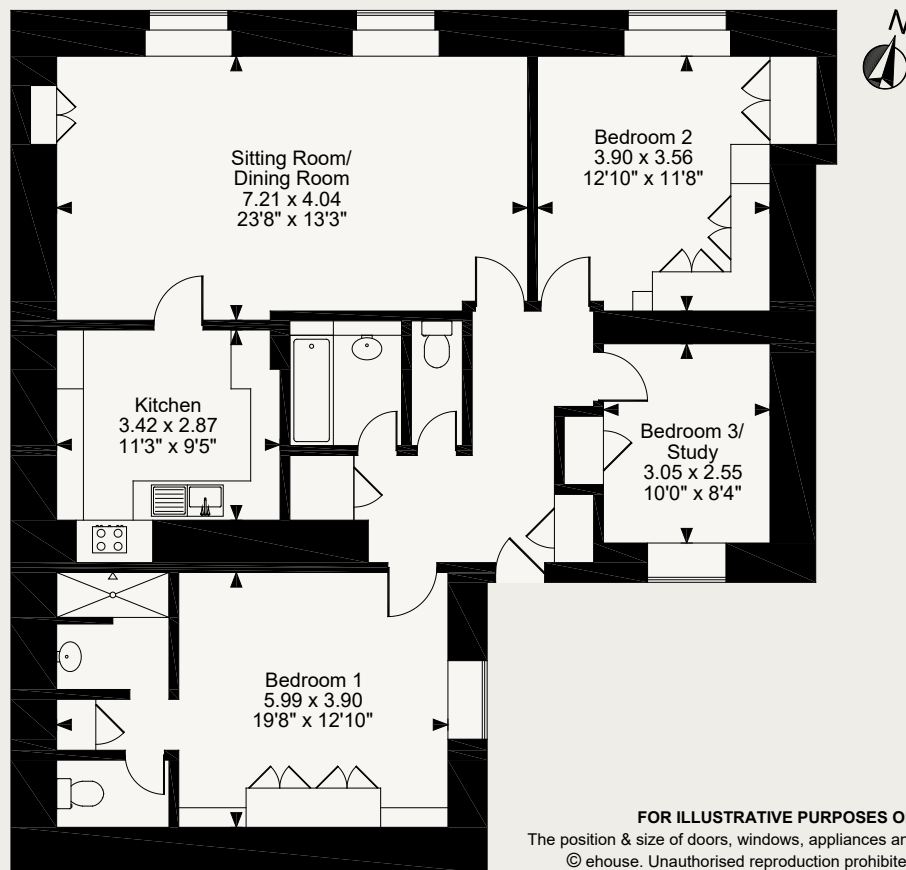


# FLOORPLANS

Gross internal area

Main House gross internal area = 1,174 sq ft / 109 sq m

For identification purpose only. Not to scale.



At the front of the building bedroom 2 has deep front sash windows and includes a comprehensive range of fitted wardrobes.

## OUTSIDE

Thorndon Hall sits in about 16 acres of gardens and woodland and to the south there are delightful lawns and a communal south-facing terrace.

Adjacent to the building lies a garage block with a single garage with up and over door. Immediately to the front of the building is extensive parking for residents and guests.

## GENERAL INFORMATION

**POSTCODE** CM13 3RJ

**SERVICES** Mains water, gas and electricity. Mains sewerage.

**SERVICE CHARGE 2017** Circa £3,965 per annum including buildings insurance.

**GROUND RENT** Circa £260 p.a.

**TENURE** Leasehold

**VIEWING** Strictly by prior appointment with the sole agents Savills.

## DIRECTIONS

On leaving Brentwood (Wilson's Corner), proceed south on the A128 for 1.3 miles. Continue over the roundabout at Running Waters, taking the first turning on the right after one mile into Thorndon Gate. After 0.2 miles turn right into Thorndon Hall. Park in front of the mansion, walk to the right of the main building to the door into the communal entrance.

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