

# Cranham Hall

The Chase, Upminster, Essex, RM14 3YB



savills



# CRANHAM HALL

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*Rural retreat within Greater London, 22 minutes by rail to Fenchurch Street*



Reception hall, drawing room, dining room, study, kitchen/breakfast room, children's playroom ♦ Indoor swimming pool complex with bar, sauna & changing facilities  
♦ Master bedroom suite with dressing room ♦ 4 further bedrooms (3 of which are en-suite) & bathroom ♦ Games room & first floor laundry ♦ Helipad  
♦ Scandinavian-style log cabin and staff flat ♦ Outbuildings including large timber barn ♦ Parkland gardens with lake & ornamental water features & enclosed formal gardens

**About 8.4 acres**

Upminster: 1 mile (underground and overground station to Central London, Fenchurch Street from 22 minutes);  
City of London Airport: 17 miles; Central London: 21 miles; M25 (Junction 29): 3.5 miles; Stansted Airport: 32 miles (all mileages are approximate)





#### Description

Found next to the picturesque and historic All Saints Church, Grade II listed Cranham Hall occupies a beautiful and secluded setting, well protected by its own extensive acreage. A large mansion, of late 16th or early 17th century origin, occupied the site where Cranham Hall now stands until around 1789. This former residence was home to the prominent international figure General James Oglethorpe (1691-1781) for 41 years. General Oglethorpe founded the 13th and last American Colony, which is now the state of Georgia. He is buried alongside his wife at the centre of the chancel of All Saints' parish church. Oglethorpe's house was demolished shortly after his death and it is not clear how much, if any, of the old house was incorporated in the present building, with its prominent, late 18th century frontage.

Built on high ground in order to take advantage of the glorious views over its gardens, lake and neighbouring countryside, Cranham Hall is approached through two sets of electric gates into a substantial, gravelled drive, leading to a 5,000 sq ft barn which provides ample parking and includes a two bedroom staff flat. A Scandinavian-style log cabin, positioned on the water's edge, is a charming feature and provides a wonderful summer getaway, complete with a discreet, decked hot tub. To the south of the house is a secure walled garden, ideal as a children's play area, and overlooked by the kitchen, dining room and reception hall. It also has direct access to the impressive indoor swimming pool and leisure complex.

Cranham Hall has rendered elevations under a slate roof and to the front, a Doric porch is positioned in the centre of the beautifully symmetrical elevation. Rooms of note include the elegant, large drawing room and the swimming pool complex – both of which are ideal for entertaining and conveniently positioned next to each other. The pool complex, which was added in recent years, includes a bar, sauna and changing rooms. The master bedroom suite on the first floor occupies the front of the building and has been positioned to take full advantage of the panoramic views. Immediately above, occupying almost the whole of the second floor, is the games room, again orientated to take advantage of the vistas over the gardens and beyond. The accommodation is as follows:

#### Ground Floor

Cranham Hall has a logical layout and the heavy oak front door leads straight in to the large reception hall, with space for seating and an attractive, open fireplace. The study lies to the right, entered via double doors. It has a feature stone fireplace and dark stained wooden panelling. Beyond, an inner hall provides access to further reception rooms including the drawing room, swimming pool complex and kitchen/breakfast room. The kitchen boasts custom built wooden units topped with a sleek Corian work surface and incorporates two butler sinks. A central island provides an additional work surface and sink. There is an industrial stainless steel range oven with six hobs. The ceiling is wonderfully high and littered with beams. A door

provides access to the secluded walled garden and wide terrace. The neighbouring dining room provides easy seating for ten and shares the same ceiling height and beams as the kitchen, some of which are engraved and dated. The drawing room is a fine, part-panelled room with an open stone fireplace. Double doors provide access to the indoor swimming pool complex. The impressive swimming pool is set within a marble tiled surround and has an adjoining entertaining area. Doors open onto the garden terrace. There is an ornate fireplace at one end of the room as well as a panelled bar area. There is also a cloakroom and a sauna. The nearby boiler room offers scope for an additional changing room, if required. In place of the cellar, on the lower ground floor of the property, lies a children's playroom.

#### First Floor

The sweeping staircase leads to the first floor landing. The master bedroom suite offers luxurious accommodation, including an en suite bathroom and dressing room with large fitted cupboards. There are a further three bedroom suites on this floor, all with their own adjoining bath/shower facilities. There is also a first floor laundry as well as a large airing cupboard.

#### Second Floor

The spacious games room is positioned at the top of the house – enjoying wonderful views over the grounds. A very clever use of space, not usually seen in older houses, it provides the ideal billiards room. There is one bedroom positioned on this second floor as well as a separate bathroom.

#### Outbuildings & Ancillary Accommodation

Cranham Hall boasts excellent outbuildings that include a large timber framed barn which provides ample space for parking and storage. It extends to over 5,000 sq ft. Immediately adjoining is a helipad.

Access to the well presented staff flat is found at the rear of the barn.

#### Lake House

A charming, Scandinavian-style log cabin occupies an idyllic position in the grounds of Cranham Hall, overlooking the carp stocked lake. The ideal summer retreat, it is built of pale timber elevations under a slate roof and there is a decked area to one side which houses a hot tub. The cabin itself offers a kitchenette connected to the sitting room, one bedroom and a shower room.

#### Gardens and Grounds

Wonderfully private and very well protected by its own grounds, the gardens provide the ideal setting for Cranham Hall. They can be divided in to two clear sections: the parkland and the enclosed, more formal garden that is positioned to the side of the house.

The most prominent feature of the parkland is the charming lake, stocked with a variety of hand-fed fish. A number of specimen trees stud the mown walkways and paths and include willow and several varieties of pine. Water forms a large part of the charm of the gardens and there is a prominent and impressive water feature opposite the front door, very visible upon approach.

To the side of the house lies the walled garden, accessible externally via a gate in the brick-built garden wall. Believed to be of 16th century origin, these walls were thought to enclose the garden of the original house and survive almost intact. Ancient yew and pine trees provide shaded spots and the garden is mainly laid to lawn. A wide terrace skirts the side of the hall and provides the perfect area for al fresco dining during the warmer summer months.

In all 8.4 acres.





Situation

Cranham Hall enjoys a peaceful, rural location yet despite its idyllic setting, it is situated only a mile to the east of Upminster which forms the easternmost edge of Greater London. Upminster offers a good range of facilities including shops, restaurants, an underground service (District Line) and an overground train to Fenchurch Street from 22 minutes. For the road commuter, the M25 lies just over 3 miles away. More extensive local amenities can be found in Brentwood with its wider range of shops and services. Nearby Shenfield is a vibrant town with a good variety of shops and public houses. Schools in the area are excellent and include the renowned Woodlands Pre and Under 11s School, Coopers at Upminster, Brentwood School and the Anglo European School at Ingatestone. There is also a good choice of state nursery, infant, junior and senior schools.

Directions

From London, take the M25 to Junction 29 and turn left onto the A127. After approximately half a mile, turn right onto the B186, followed by an immediate right turn at the T-junction onto the B187. Continue forwards, entering Havering. Go straight over a mini -roundabout, signed to Cranham, and pass under the M25. Proceed in to Cranham and at the roundabout at the end of the village, turn left, followed by an immediate left-hand turn up a private lane, marked with a 'no through road' sign. Continue past the church and the electric gates to Cranham Hall are found on the left-hand side.

Services

Mains drainage, water and electricity.

Postcode

RM14 3YB

Tenure

Freehold with vacant possession upon completion.

Fixtures and Fittings

All fitted carpets, curtains, blinds, light fittings, garden ornaments and equipment are specifically excluded from the sale but may be available by separate negotiation.

Local Authority

The London Borough of Havering.

Viewing

Strictly by prior appointment with the sole agents Savills.



FLOORPLANS







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