

EYSTON HALL

EYSTON HALL

BORLEY ESSEX CO10 7AJ

Sudbury 3.0 miles ~ Bury St Edmunds 18.9 miles ~ Colchester 19.0 miles ~ Cambridge 34.5 miles ~ London 64 miles ~ London Liverpool Street Station from 50 mins (Colchester)

(All mileages are approximate)

ELEGANT LATE GEORGIAN GRADE II LISTED COUNTRY HOUSE RENOVATED TO AN EXCEPTIONAL STANDARD COMMANDING UNINTERRUPTED SOUTHERLY VIEWS OVER UNDULATING COUNTRYSIDE

SUMMARY

Ground Floor: Entrance Hall, Drawing Room, Dining Room, Library, Study, Kitchen/Breakfast Room, Pantry, Laundry, Butler's Pantry, Sitting Room, Lift, Cloakroom.

First Floor: Master Bedroom Suite with Dressing Room, 6 further Bedrooms and 3 Family Bathrooms, Linen Cupboard.

Lower Ground Floor: Wine Cellar, Cellar, Store, Boiler Room.

Garden/Grounds: Long tree lined driveway, parkland setting with established trees and an orchard. A newly planted formal garden, along with clipped box hedging.

There is a small copse to the side of the house with a garden folly. There is also a picturesque lake surrounded by mature trees and shrubs.

OUTBUILDING

2 rooms currently set up as a Cinema Room and Office with Jack and Jill Shower Room, Log Store, Garden Store.

APPROXIMATELY 13 ACRES

Savills Ipswich

Mark Oliver

Fraser House, 23 Museum Street,

Ipswich, IP1 1HE

Email: moliver@savills.com

Tel: +44 (0) 1473 234 830



Savills Country Department

Tim Phillips

33 Margaret Street,

London, W1G 0JD

Email: TMPhillips@savills.com

Tel: +44 (0) 207 075 2806

These particulars are only a guide and must not be relied on as a statement of fact. Your attention is drawn to the Important Notice on the last page of text.



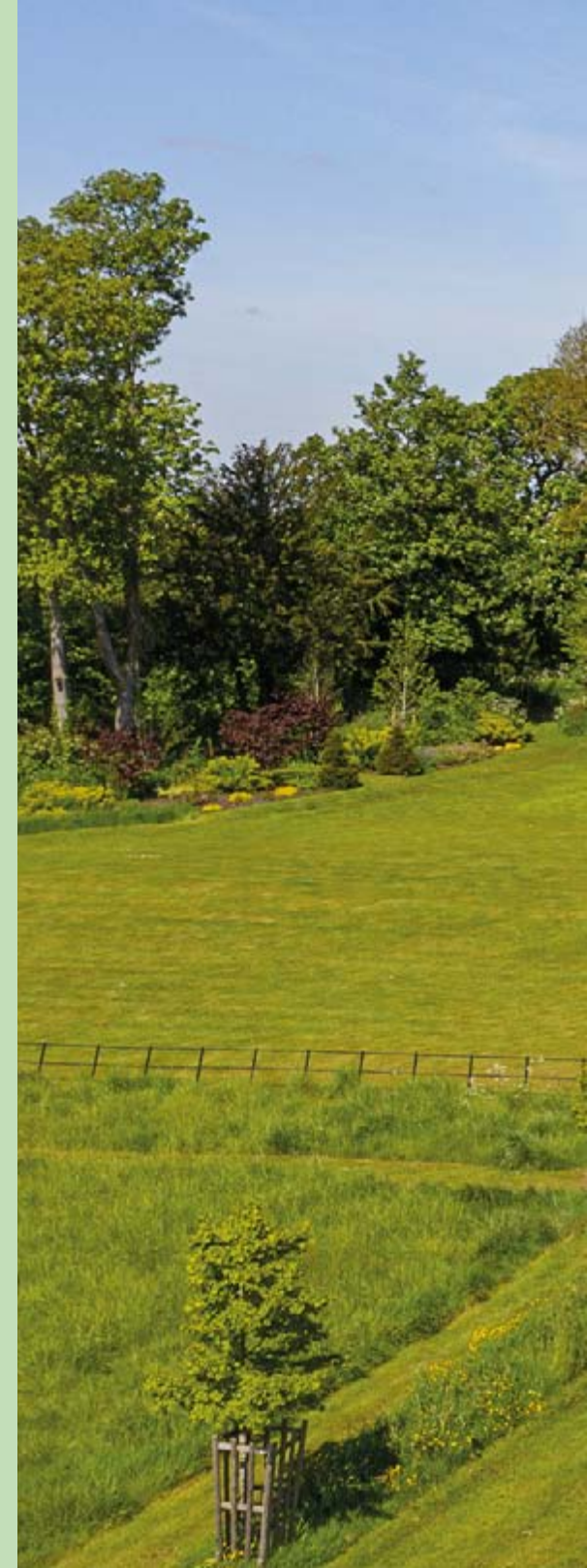
LOCATION

Eyston Hall is located 64 miles north east of London, 35 miles south east of Cambridge and 19 miles north west of Colchester. The Hall is situated just outside the market town of Sudbury next to the small village of Borley on the Essex/Suffolk border. Sudbury, formally the home of Thomas Gainsborough, is an attractive town with many fine historic buildings and an extensive range of everyday shopping, schooling and recreational facilities. The town also has commuter rail links connecting at Marks Tey for London's Liverpool Street Station, the journey time taking approximately 70 minutes.

The city of Cambridge is approximately 34.5 miles north west, taking about 60 minutes by car. The city is rich in history and

provides excellent educational, recreational and cultural facilities. Cambridge is a University City renowned for its schooling including well known independent schools and sought after sixth form colleges.

Colchester, the oldest recorded town in England, offers a range of amenities and also further regular direct InterCity train services from London, the journey time taking from 50 minutes. Recreational amenities in the area include sailing and fishing on the estuaries of the rivers Stour and Colne together with waterways around Mersea Island. There are a number of nearby golf courses including Stoke by Nayland, Newton and Earls Colne.







SITUATION

Eyston Hall is set in an elevated position facing south and overlooking countryside typical of the Stour Valley, beloved of Thomas Gainsborough and John Constable both of whom worked and lived nearby. Thomas Gainsborough lived in the market town of Sudbury which is a few miles from the Hall and offers many fine historic buildings and an extensive range of everyday shopping, schooling and recreational facilities.

Colchester, once the Roman Capital of England

offers a range of amenities together with historical and cultural events. The famous Michelin star restaurant La Talbooth is just outside in the village of Dedham. There is a regular direct InterCity train service from London, the journey time taking from 50 minutes.

Further recreational amenities in the area include sailing and fishing on the estuaries of the rivers Stour and Colne together with waterways around Mersea Island. There are a number of nearby golf

courses including Stoke by Nayland, Newton and Earls Colne. There are a large number of other historic houses in the local area, some of which are open to the public. Lavenham, arguably the country's finest medieval town, is fifteen minutes from the Hall by car. Long Melford, another beautiful historic village some 10 minutes drive away.



DESCRIPTION

Eyston Hall is a classically proportioned Grade II listed country house with well-proportioned rooms, high ceilings and numerous original features throughout including mouldered plastered ceiling decoration, working fireplaces, sash windows with working shutters and panelled doors. The house has recently been renovated to an extremely high standard and now offers superior living accommodation throughout.

GROUND FLOOR

Entering via a central stucco porch with Tuscan columns, into the entrance hall with original parquet flooring and elegant cornicing. The T-shaped entrance hall leads perfectly to the main reception rooms. Drawing room to the south west, with working fireplace, bay window, shutters, and detailed plasterwork. Library and drawing room both overlook the parkland



setting, the library has a working fire with elegant marble fireplace, parquet flooring, built in bookshelves, detailed plasterwork and cornicing. The study has dual aspect also with an open fireplace. The dining room, is accessed via the main entrance hall and the rear hallway giving good access for entertaining, and close to the kitchen.





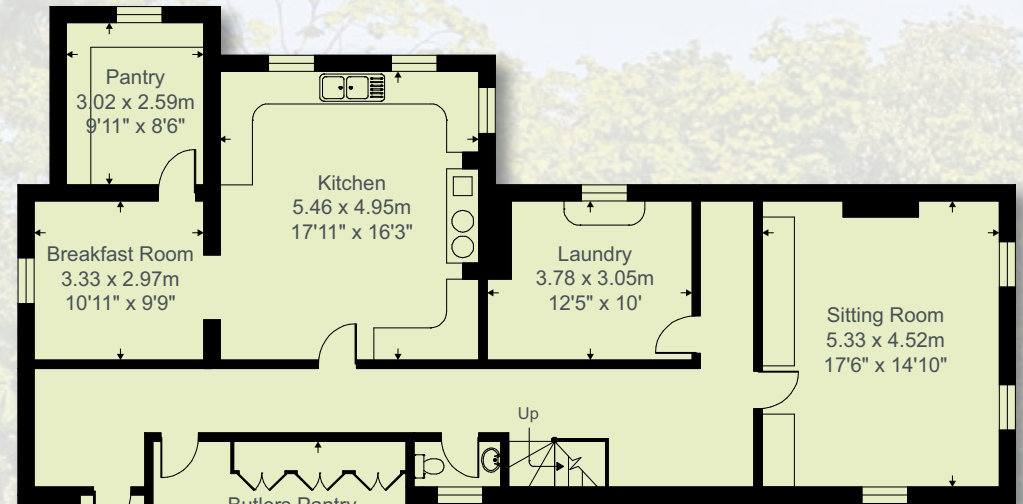
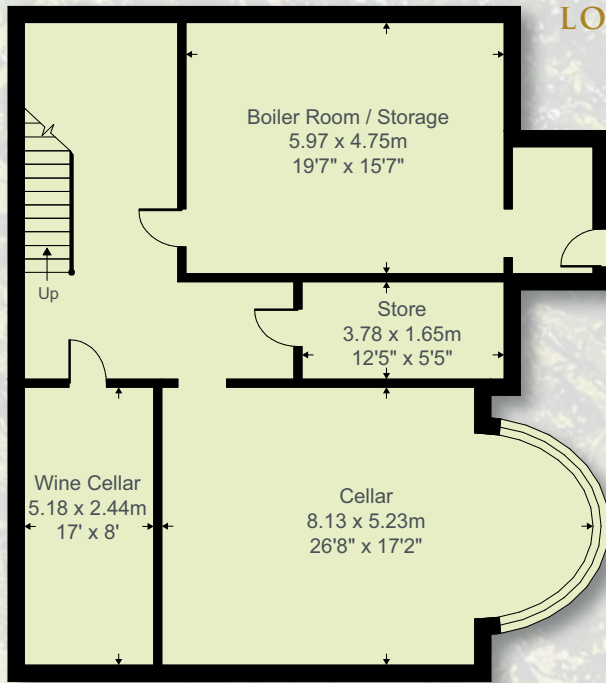




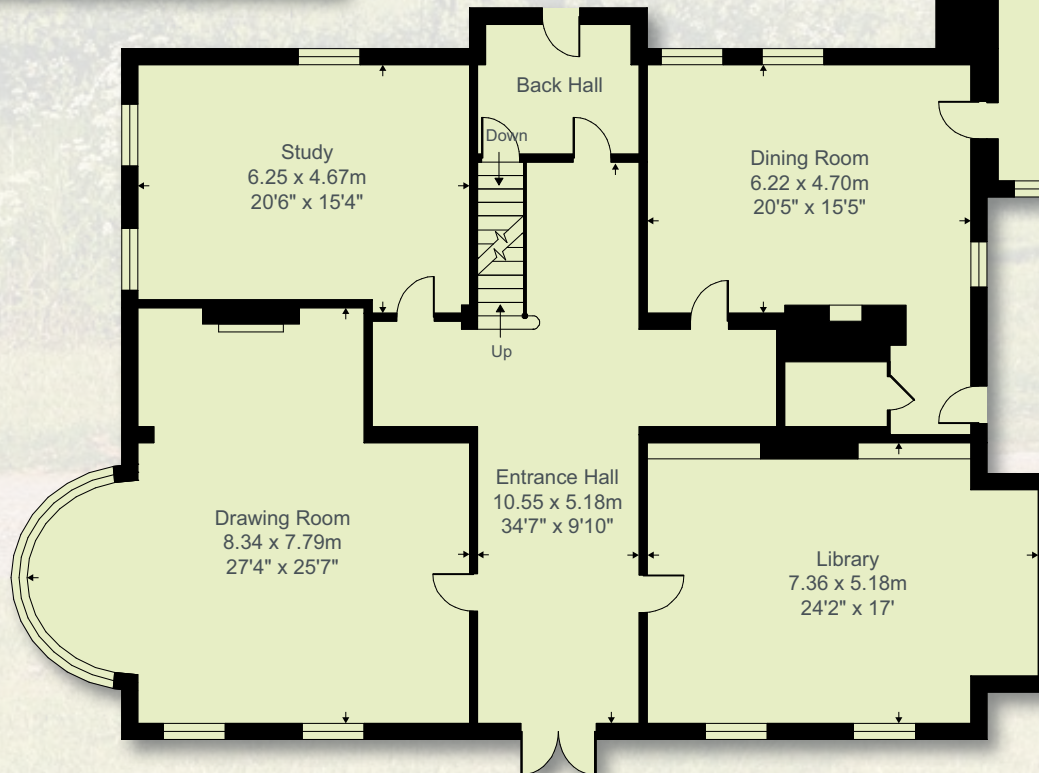
The vendor's family have lived in the local area since 1946 during which time they have renovated three other historic houses including Dynes Hall, Coldham Hall and Chadacre House. These houses have been painted onto fabric in the dining room by the renowned artist Michael Alford to correlate with their points on the compass from the Hall together with countryside scenes. As such the dining room has unquestionably become a statement room within the house and has brought a sense of the wider Stour Valley into the Hall itself. There is a downstairs cloakroom and recently installed lift for access to the first floor. The rear hallway gives access to a butler's pantry, with sink and built in storage. The hand built kitchen is perfect for informal dining with a breakfast room and north facing pantry. There is a 4 oven Aga and Gaggenau fan oven, separate gas hob on a marble topped island. Just past the rear entrance is a laundry, and a sitting room/snug, with built in book shelves and an fireplace. A secondary staircase also leads to the first floor.



LOWER GROUND FLOOR



GROUND FLOOR



Approximate Gross Internal Area:

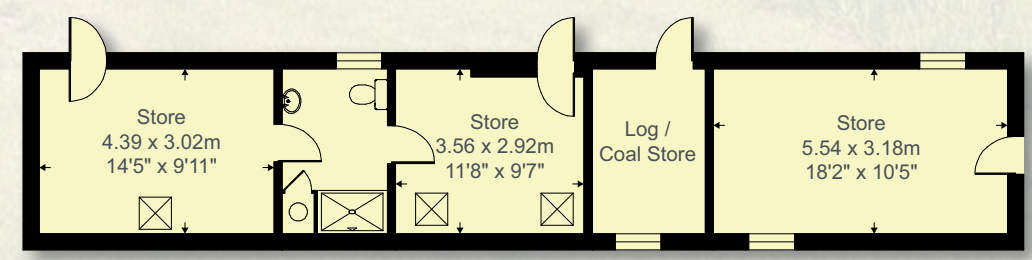
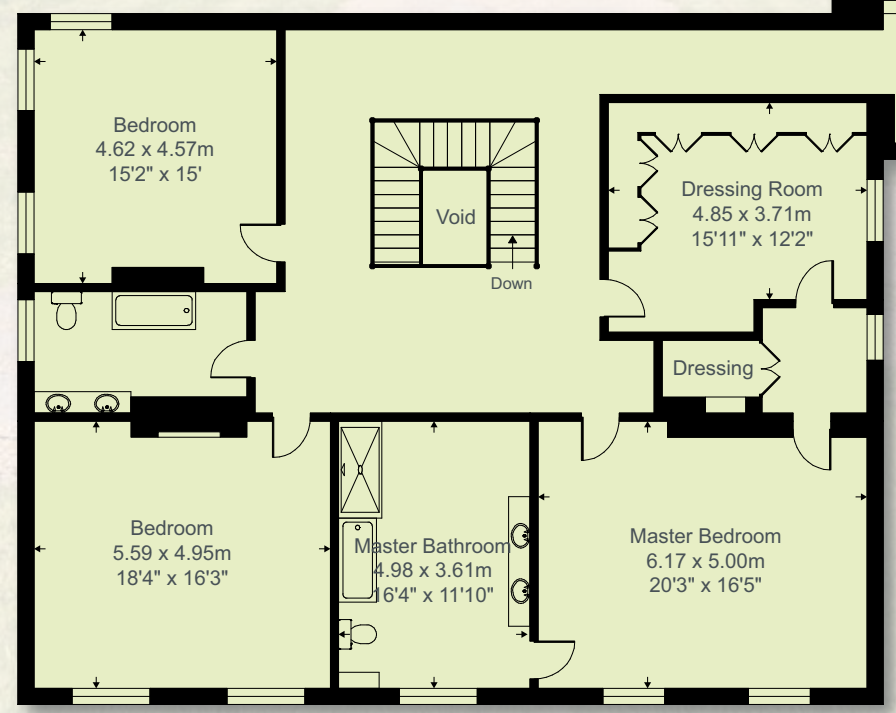
TOTAL - 8810 SQ.FT / 818.4 SQ.M

(Excludes Lift and Void)



FIRST FLOOR

Not to Scale
For Identification Purposes Only.



OUTBUILDING



FIRST FLOOR

A sweeping staircase leads to the first floor with an attractive galleried landing overlooking the entrance hall. At the head of the landing is a master bedroom suite with a large bathroom and extensive built in wardrobes and a separate spacious dressing room. There are two further bedrooms, which share a family bathroom. A corridor leads to a further 5 bedrooms and 2 family bathrooms.









GARDEN & GROUNDS

The house is approached via a long private drive planted with winter orange lime trees and culminating in a convenient turning circle with an elegant parterre. There is additional access to the rear of the Hall sufficient to park up to ten further vehicles. The gardens have been recently laid out to a very high standard with mature lengths of yew hedging and various beds containing roses and herbaceous perennials typical of a classical English garden. The gardens include a lovely woodland walk with a folly, a picnicking area next to a charming Suffolk pond and an orchard. Beyond the formal gardens is an expanse of rolling parkland. Eyston Hall enjoys uninterrupted views over the parkland to the front of the property beyond which lies the valley itself comprised of water meadows and particularly attractive wooded and unspoilt countryside.







GENERAL REMARKS

TENURE

The property is offered freehold and vacant possession upon completion.

SERVICES

Oil fired central heating, private drainage and water supply, mains electricity.

RIGHTS OF WAY

No rights of way.

TOWN AND COUNTRY PLANNING

Grade II

COUNCIL TAX BAND

Band H

POSTCODE

CO10 7AJ

what3words locator:

/// pavilions.finer.inventors

DIRECTIONS

From Ipswich proceed westbound on the A1071 towards Sudbury. Turn right on the A134 towards Sudbury. Proceed through Sudbury on the A131 towards Halstead. Continue over the Ballingdon Bridge and at the traffic lights take the first right hand turn. Continue for about half a mile and take a right hand turn signposted Borley and onto Finch Hill. Continue on this road over a small



bridge and bear left. Pass a turn to the right signposted Borley Green and the entrance to Eyston Hall and Home Farm will be seen on the right hand side.

FIXTURES AND FITTINGS

Unless otherwise stated, fixtures and fittings that are not specifically described in these

particulars are not included in the sale, although certain items may be available by separate negotiation. Further information should be obtained by the selling agent.

VIEWING

Strictly by appointment with the sole selling agents. Prior to making an appointment to

view, the agents strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of Savills' staff who has seen the property, in order that you do not make a wasted journey.

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Photographs taken May 2019.

Ref: 19/06/10TP





LOCATION PLAN
NOT TO SCALE

NOTE - Reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office.
© Crown copyright licence number 10002424 Savills (UK) Limited
NOTE - Published for the purposes of identification only and although believed to be correct its accuracy is not guaranteed.
MCL 26213/EYSTON LOC 2 Date: 07/06/19
The Cartographic & Design Team, Wessex House, Wimborne, Dorset, BH21 1PB
Tel: (01202) 858800





