

Rivenhall Place

Witham, Essex



An exceptional Grade II* listed Georgian Manor House set in about 46 acres of Humphry Repton parkland

Rivenhall Place, Rivenhall, Witham, Essex, CM8 3PS

Witham 4 miles (London Liverpool Street 44 minutes) Chelmsford 13 miles, Colchester 15 miles,
Stansted Airport 20.5 miles, Central London 40 miles

Features:

Lot 1 – Rivenhall Place set in 12.73 acres

Great hall | Drawing room | Dining room | Sitting room | Study | Kitchen/
breakfast room | Orangery | Utility room | Walk-in larder | 2 Cloakrooms
Cellar | Courtyard

Principal bedroom with en suite bathroom and dressing room | 7 Further
bedrooms (two en suite) | 2 Family bathrooms and Shower room
Games room | Store room

Adjoining cottage with Sitting room | Kitchen | 3 Bedrooms
Family bathroom | En suite shower room

Coach House | Machinery barn | Outbuildings

Swimming pool with pool house | Tennis court | Gardens and grounds
Parkland | Woodland | with Grade II listed bridge

In all about 12.73 acres

Lot 2 – West Lake and paddock land of about 11.60 acres

Lot 3 – East Lake, paddock land and woodland of about 9.07 acres

Lot 4 – Parkland and Woodland of about 12.53 acres

In all about 46 acres



Location

Rivenhall Place lies in the heart of 46 acres of mature rolling parkland designed by Sir Humphry Repton overlooking the twin lakes. Local amenities are available within one mile at Silver End where there is a doctors surgery, pharmacy, library, post office and small supermarket whilst nearby Witham, just three miles south offers a shopping centre and choice of supermarkets. More comprehensive facilities are to be found in Chelmsford and Colchester both 12 miles distant where there is a choice of shopping in each town including a Waitrose and Sainsburys.

Fast and frequent trains leave Witham reaching London Liverpool Street in about 44 minutes whilst the A12 is within three miles linking directly with the M25 and national motorway network. National and international flights are available from Stansted which is 20.5 miles away.

There is a broad and highly regarded selection of schools in the district, including Felsted, New Hall (Chelmsford), St Mary’s and Holmwood Hall in Colchester. There are strongly performing Grammar Schools in both Chelmsford and Colchester.

The district offers a variety of recreational facilities including local golf courses at Braxted Park, Braintree Golf Club at Stisted, Burton Hall Golf and Country Club at Wickham Bishops and nearby Rivenhall Oaks Golf Club. There are a selection of marinas and sailing clubs notably at West Mersea and Tollesbury, whilst there is excellent walking and riding opportunities in the surrounding countryside.

Historical Note

Early records suggest that the grounds of Rivenhall Place were part of a hunting park owned by Edith of Wessex, Queen of England from 1045 – 1066 after marrying Edward the Confessor. From the 13th century the property was owned by the Scales family until Thomas, Lord Scales was killed attempting to hold London for Henry VI. His daughter Elizabeth inherited and married Anthony Woodville, Earl Rivers who was murdered by Richard III in order to seize the control of the Princes in the Tower and became king.

In 1590 the house was sold to Ralph Wiseman head of a catholic family and the priest’s hole can still be seen in the fireplace in the Great Hall. After three generations the Wiseman family sold the house to the Western family who renamed it Rivenhall Place. Thomas Western supplied timber to King Charles II’s navy and the secondary staircase winds round a ship’s mast.

Many famous visitors have been entertained at Rivenhall Place including the artists Hogarth, Constable and Landseer. In 1738 Hogarth painted the Western family in the Great Hall, a picture which is now displayed in the National Gallery of Ireland. Humphry Repton took on Rivenhall Place as his first commission in Essex in 1789 and added the second lake including the bridge whilst advising on the transformation of the house into the Georgian style.

Anthony Trollope, the celebrated author was a regular visitor to Rivenhall Place where he stayed for long periods during the hunting season. His host, Thomas Western MP featured in cameos in his novels and sketches usually referred to as ‘the old squire’.

Lot 1 - Rivenhall Place (coloured pink on the site plan)
Listed Grade II* being of architectural and historic interest, Rivenhall Place has Tudor origins clearly seen in the magnificent chimneys. The house has evolved over the years, most notably in the 18th Century alterations advised by Humphry Repton creating the near perfect symmetry of the white stuccoed front elevation.

Internally the house combines elegant, light and spacious reception rooms with comfortable bedroom accommodation on the first and second floors. In recent years the house has undergone an extensive refurbishment programme including a new bespoke kitchen by Yeo Deign with a unique sculpted style and clean lines and full-length sash windows opening onto the south facing garden terrace. The Great Hall with its striking sense of light and space as you enter the house has double doors opening into the beautifully proportioned drawing room which itself is centred on a magnificent hand carved fireplace with a woodburning stove.







The house is a very manageable family home combining today's modern living standards with a deep sense of history. The ground floor reception areas have a comfortable flow whilst each of the principal bedrooms on the first floor enjoy very special views over the Repton landscape.

Adjoining the principal house is the three bedroom cottage which is currently let on Air BnB providing a useful income but could readily be incorporated into the house to give additional accommodation.

Outside

The gardens and grounds provide a tranquil yet mature setting for the house. Designed by the pre-eminent landscape architect Sir Humphry Repton with more recent embellishments. To the south a paved terrace is shaded by a magnificent Cedar of Lebanon and enjoys views over the formal gardens and lawns sweeping gently down to the first of the two lakes. Concealed by mature yew hedges is the swimming pool with separate Jacuzzi and well fitted pool house.

There are a useful range of outbuildings including the coach house, machinery barn and various store rooms. A productive vegetable garden and soft fruit garden lies to the north of the house, beyond which is an all-weather tennis court.

The reputation and romance of Rivenhall Place lies in Repton's beautiful mature parkland studded with a selection of specimen trees. The south drive winds gracefully through the park over the triple arched bridge culminating in a gravelled parking and turning area.

In all about 12.73 acres

Lot 2 – West Lake and paddock land, about 11.60 acres (coloured green on the site plan)
Lying due south of the house West Lake comprises about 1.87 acres with a central island which is a haven for wildlife particularly in the spring and early summer months. The lake is served by an attractive stream flowing from the north and adjoining are two gently sloping paddocks, each well fenced and ideal for grazing. Access will be over the south drive.





Lot 3 – East Lake, paddock and mature woodland, about 9.07 acres in total (coloured blue on the site plan)
Positioned to the east of the main drive, East Lake comprises 3.7 acres in total and is protected by a bank of mature trees to the north. The lake flows in an easterly direction and exits over a weir on the eastern boundary. To the south is a gently sloping paddock of 4.29 acres and a belt of mature woodland.

Lot 4 – Parkland and Woodland, about 12.53 acres in total (coloured yellow on the attached plan)
Situating due east of the principal house and separated by a belt of mature Poplar trees, the Parkland was designed by Humphry Repton and is further sheltered by banks of trees on the south and east sides. Access to this lot will be over the north drive.

General Information

Services: Mains water and electricity. Private drainage. Oil fired central heating.

EPC: House Band E; Cottage Band E.

Local Authority: Braintree District Council ~ 01376 552 525

Council Tax: Band H

Planning: Rivenhall Place is listed Grade II*. The bridge is listed Grade II.

Agents Note: The adjoining property has a right of way over the north drive.

Tenure: Freehold

Guide Price:

Lot 1 offers in the region of £3,850,000

Lot 2 offers in the region of £260,000

Lot 3 offers in the region of £215,000

Lot 3 offers in the region of £200,000

Directions:

Heading north on the A12 proceed past Witham and turn left to Great Braxted and Silver End. At the T-junction turn left and continue under the railway line through the village of Rivenhall. As Church Road bears right take the FIRST entrance to Rivenhall Place on the left.

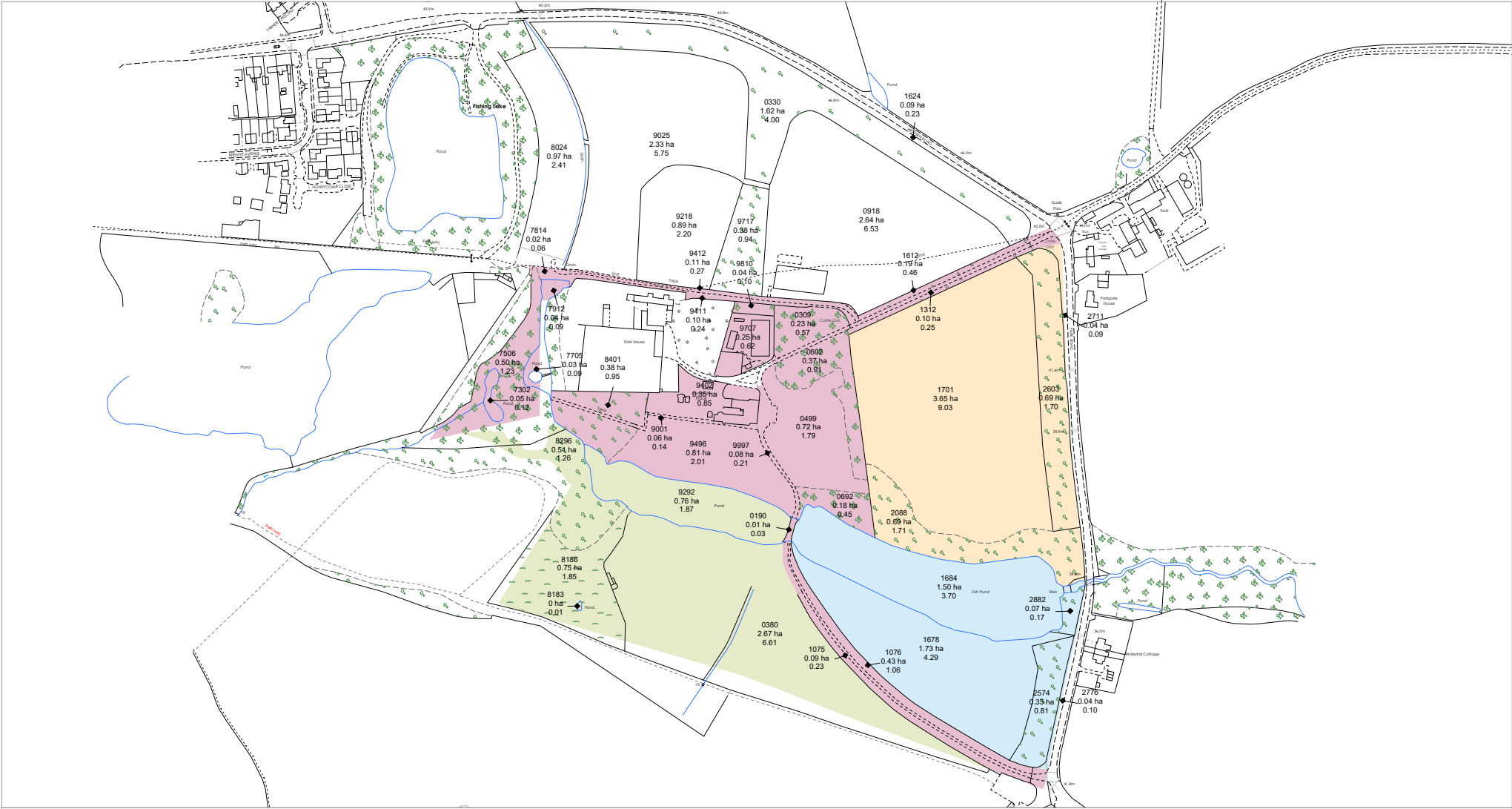
Floorplans for Rivenhall Place, Park Road, Witham
Main House internal area 11,561 sq ft (1,074 sq m)
Coach House internal area 540 sq ft (50 sq m)
Outbuildings internal area 2,134 sq ft (198 sq m)
Cottage internal area 1,074 sq ft (100 sq m)
Quoted Area Excludes ‘Courtyard’



The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

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Rivenhall Place

Lot Key

- 1 Lot 1 (5.14 ha / 12.73 ac)
- 2 Lot 2 (4.69 ha / 11.60 ac)
- 3 Lot 3 (3.67 ha / 9.07 ac)
- 4 Lot 4 (5.07 ha / 12.53 ac)

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Not to Scale. Drawing No. X19149-03 | Date 07.11.23



Strutt & Parker Country Department
43 Cadogan St, London SW3 2PR

+44 (0) 20 7591 2213
london@struttandparker.com
struttandparker.com

Strutt & Parker Chelmsford
Coval Hall, Rainsford Road, Chelmsford CM1 2QF

01245 254600
chelmsford@struttandparker.com
struttandparker.com

Over 45 offices across England
and Scotland, including Prime
Central London



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