



Birdbrook Hall, Birdbrook, Essex/Suffolk border



An exceptional country house positioned in a beautiful rural location.

Accommodation

Ground floor Reception hall | Drawing room | Dining room | Sitting room
Kitchen/breakfast room | Utility room | Boot room | Larder | Cellar

First floor Principal bedroom suite | 6 further bedrooms | 2 further bathrooms

One bedroom self-contained annexe

Garden and Grounds Beautiful formal gardens | Tennis court | Office | Outbuildings
Garaging | Pond | Orchard | Ménage and paddocks | Former stables

All in about 5.7 acres

Location

Birdbrook Hall is beautifully positioned on the edge of the attractive village of Birdbrook on the Suffolk/Essex border, enjoying local amenities, including St. Augustine of Canterbury church, and a public house. More comprehensive facilities are available in the nearby town of Clare (approximately 5.5 miles), Saffron Walden (approximately 13 miles), and the high-tech university City of Cambridge (approximately 22 miles) with its comprehensive cultural, recreational, and shopping facilities. Stansted Airport is approximately 21 miles for the commuter, while mainline rail services are available from Audley End (16 miles) with services to London Liverpool Street (from 49 minutes). The A1307 provides easy access to the A11 and M11.



Birdbrook Hall

Birdbrook Hall is a delightful Grade II listed country house, dating back to the 16th century with updates throughout the 18th and 19th centuries. The property is in a tranquil village location adjacent to the church, with two vehicular accesses leading to a wide array of outbuildings, formal gardens, and paddocks with a menage and tennis court, all offering breathtaking views of the surrounding countryside.

Internally, the property offers extensive, well-proportioned accommodation, highlighted by a spacious reception hall. The ground floor accommodates the main reception rooms, including a dining room, the drawing room with French doors opening on to terraces, an inglenook fireplace and access to the cellar and dining room, and the sitting room featuring original wood flooring, a fireplace, and enchanting views of the duck pond. A kitchen/breakfast room is equipped with wall and base units, a central island, and high-end appliances. Triple-aspect windows create a light and airy space and provide views of the rolling countryside. There is also additional access to the garden. A cellar offers ample storage for wine enthusiasts. The bedroom accommodation is thoughtfully arranged, with the principal suite featuring triple aspect views overlooking the countryside.

A self-contained annexe offers additional living space, complete with a bedroom, kitchenette, and bathroom, with its own separate side entrance.







Outside

Outside, the property is enveloped by delightful gardens, featuring expansive lawns, mature beds, and borders, ensuring privacy. A tennis court and timber outbuilding provide recreational and functional opportunities, and to the east is an enclosed orchard and vegetable garden.

Equestrian enthusiasts will appreciate the paddocks and ménage, offering exceptional facilities, with former stables.

Property information

Services: Mains electricity and water. Oil fired heating. Septic tank. Fast broadband/internet connection.

Tenure: Freehold

Local Authority: Braintree District Council

Council Tax: Band H

Viewing: Strictly by prior appointment with the Knight Frank, LLP

Total Area = 482 sq m / 5,697sq 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 text of the Particulars.



Outbuildings Total Area = 216 sq m / 2,325 sq ft

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I would be delighted to tell you more

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