



MOOR PLACE

Much Hadham, Hertfordshire SG10






AN OUTSTANDING GRADE I LISTED GEORGIAN COUNTRY HOUSE IN A BEAUTIFUL PARKLAND SETTING, ON THE EDGE OF THE MUCH SOUGHT AFTER VILLAGE OF MUCH HADHAM.

An elegant period property with a fine staircase hall and a suite of perfectly proportioned state rooms, refurbished in recent years to present a home suitable for family living and entertaining on a grand scale.

In all about 51.44 acres (as a whole or in 2 lots)

Lot 1 - the main house in about 38.78 acres

Lot 2 - pasture of about 12.66 acres

			EPC
15-16	6	5	TBC

Local Authority: East Hertfordshire District Council

Council tax band: H

Tenure: Freehold



SITUATION

The market town of Bishop's Stortford is within 6 miles providing a wide range of shops and services.

Moor Place is in a rural setting yet only 40 miles from Central London via the A10, M25 and A1. Trains from Bishop Stortford take about 45 minutes to London Liverpool Street or about 30 minutes to Tottenham Hale tube station, and Stansted Airport is 11 miles.

There is a sought after primary school in Much Hadham and a wide selection of fee-paying and state secondary schools within 15 miles of Moor Place

Racing is at Newmarket (42 miles) and Great Leighs (25 miles) and hunting with The Puckeridge. There are a number of golf courses locally including Hanbury Manor (8 miles) and East Herts (7 miles) (All distances and times are approximate)

Nearest Stations, Bishop's Stortford Station 4.5 miles, Sawbridgeworth Station 4.9 miles, Ware Station 4.9 miles





PROPERTY

The house is approached along a tree lined avenue from the Grade II listed gates on the Much Hadham village high street through parkland arriving at the impressive west front.

The house is built over 4 floors as follows:

Ground floor: A spectacular suite of state reception rooms, including the entrance hall, staircase hall, library, dining room, drawing room. In the wing is the kitchen with a separate breakfast room, a family room and inner hall, off which is the laundry room.

First floor: Principal bedroom suite with bathroom, guest suite with bathroom, further two bedrooms and two bathrooms. In the wing are 4 further bedrooms and 3 bathrooms.

Second floor: A further 7/8 bedrooms.

Lower ground floor: Extensive store rooms and workshops with a staff flat.



HISTORY

There has been a dwelling where Moor Place now stands since before the Norman Conquest when it was owned by the Bishops of London. By the 15th Century the land was held by a family called More who gave their name to the house, then known as Mores Place. The estate then passed to the Dalton family who it is thought built the Elizabethan house which preceded the current Moor Place.

The estate passed through a number of families during the 17th and 18th centuries until 1750 when it was bought by James Gordon whose family owned Moor Place for over a century, four generations of them living there, during which time the original Elizabethan House was demolished and the existing Georgian house, designed by Robert Mitchell, was built along side, eventually being finished in 1779.

Moor Place was sold in 1854 to Money Wigram. On his death, the estate was left to his son who five years later sold it to Mr F. H. Norman who added what is now the basement flats on to the north of the house (designed by Norman Shaw). The south wing, known as the nursery wing and designed by Sir Ernest Newton, was added by Mr Norman in 1906, with lead work on a hopper head downspout on the wing bearing his monogram and date.

In 1916, F. H. Norman died and Moor Place passed to his elder son Montagu Norman, Governor of The Bank of England from 1920 to 1944. In 1920, Montagu passed Moor Place to his brother Ronald, chairman of BBC and London County Council.

The house was bought by the current owners in 2013 who have undertaken a careful and sensitive refurbishment of the property.



GARDENS AND GROUNDS

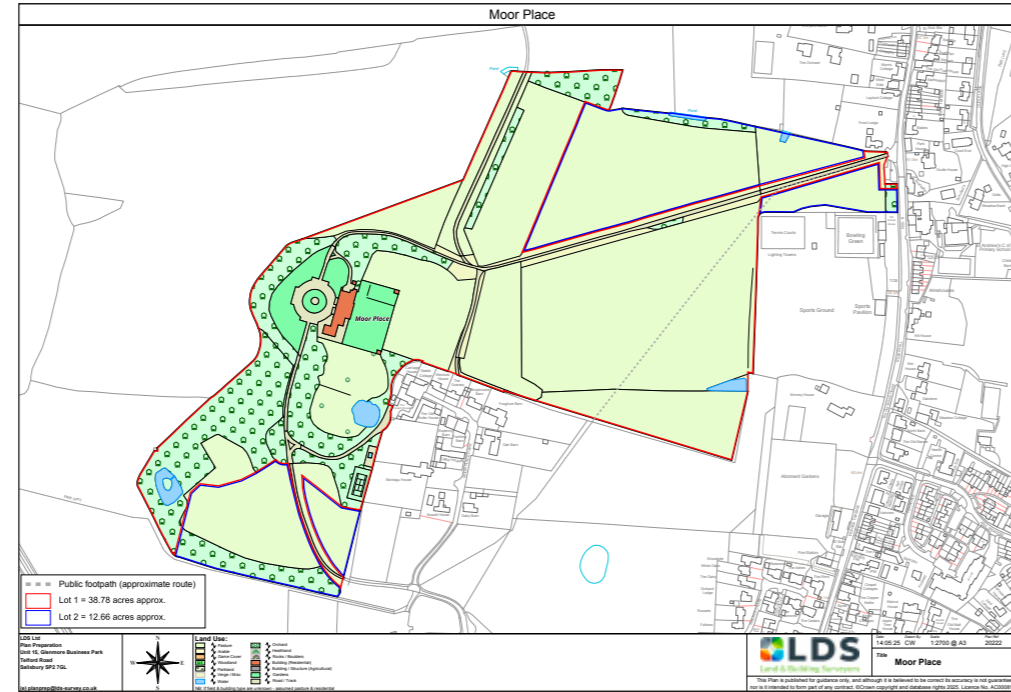
Moor Place House is surrounded by outstanding gardens and parkland. Beyond the nursery wing to the east and south of the house there is a flagged terrace extending from the loggia and covered veranda. This is separated from the sunken lawns below by rose beds and a low wall.

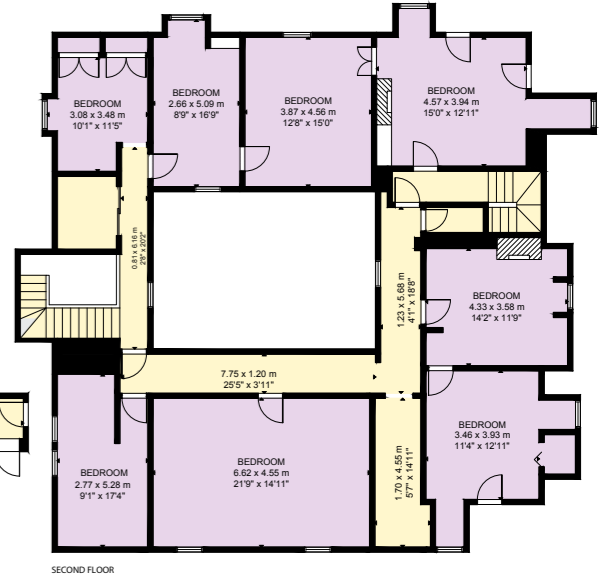
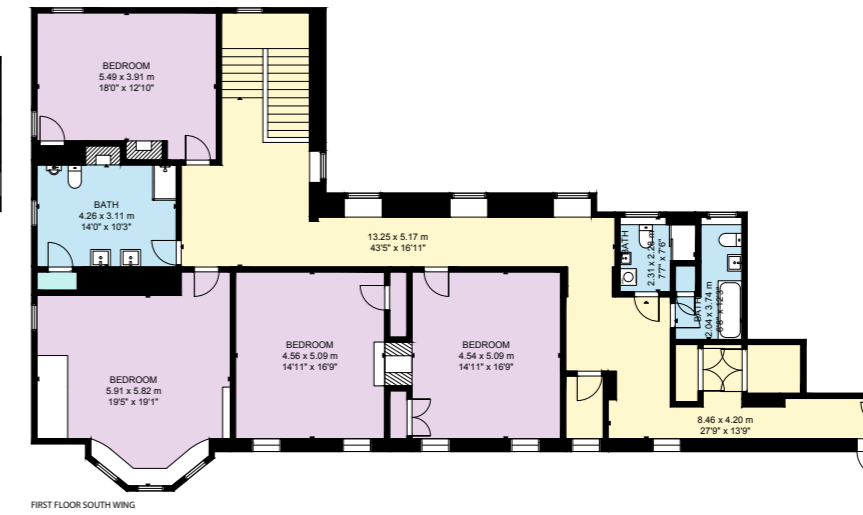
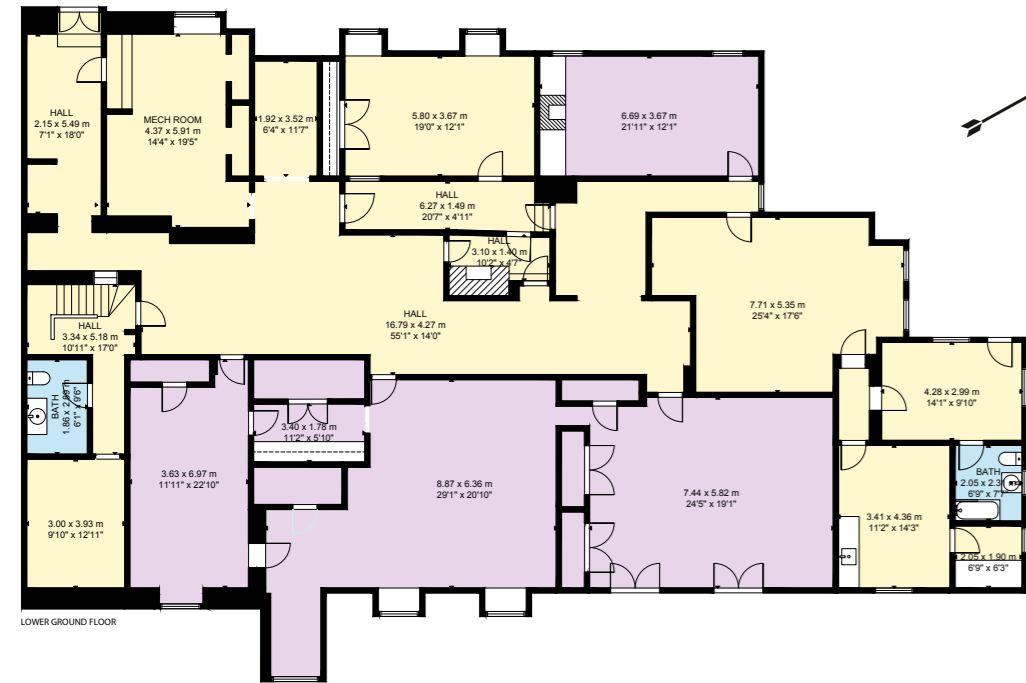
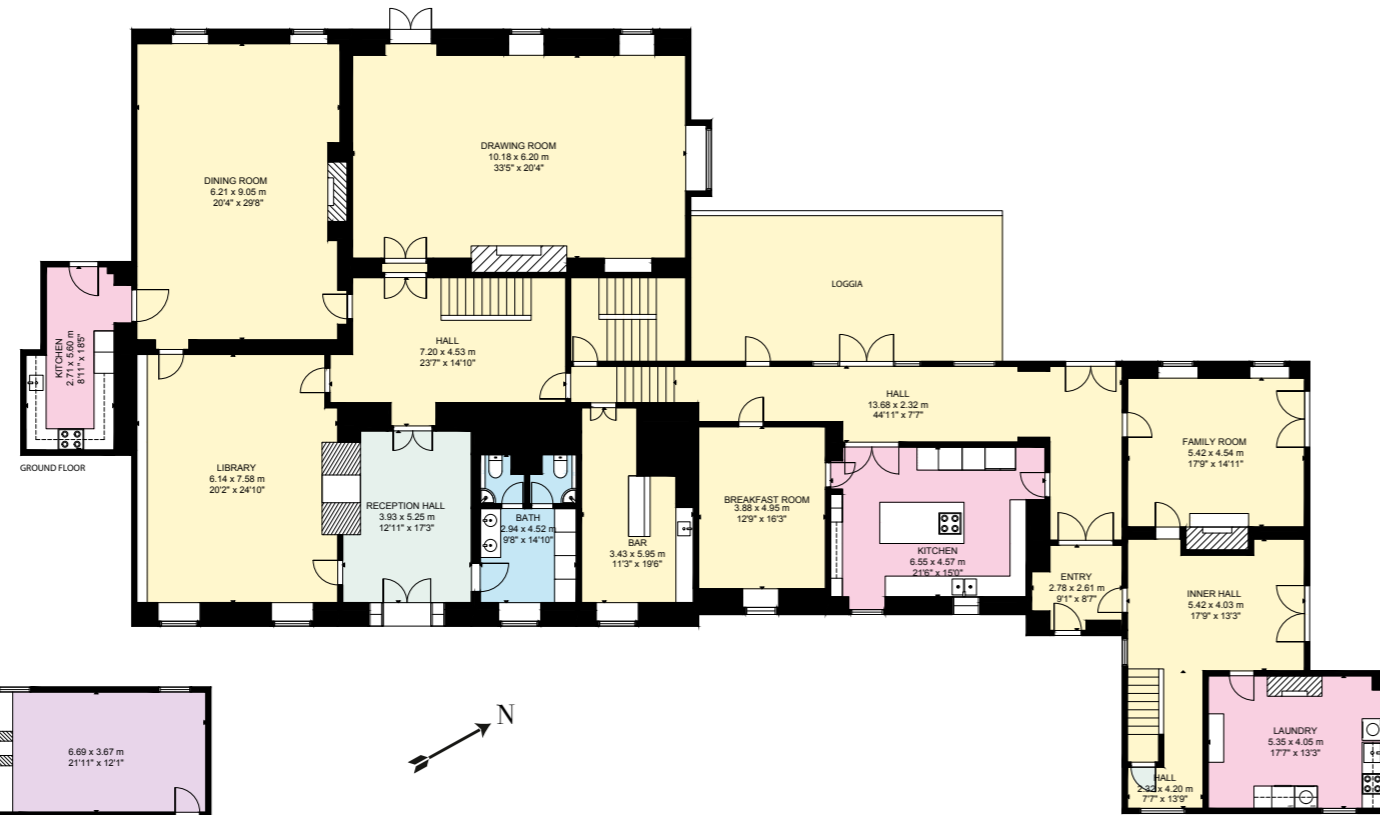
The lawns stretch out in front of the east side of the house and lead the eye to the parkland beyond, separated by a low wall and punctuated at either end by decorative summer houses or pavilions depicting God and Mammon which were completed in 1936 and are Grade II listed

At the northern end of the garden the heated outdoor swimming pool is screened by a Leylandii hedge and wall.

Beautiful parkland stretches out to the east of the house with a number of fine specimen trees sheltering the house to the west. There is a public footpath along part of the driveway across the parkland away from the house, as shown on the sale plan.

The land extends to about 51.44 acres in total with Lot 1 comprising about 38.78 and Lot 2 comprising about 12.66 acres.





James Crawford
 020 7861 1065
 james.crawford@knightfrank.com

Country Department
 55 Baker Street
 London W1U 8AN

knightfrank.co.uk

Edward Welton
 020 7861 1114
 edward.welton@knightfrank.com

Country Department
 55 Baker Street
 London W1U 8AN



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Total Approximate Internal Area: 1633m sq/ 17574 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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