

Claypits Cottage,
Copford



Strutt
& Parker

Land and property. Since 1885.

A charming country cottage in need of updating, with delightful gardens and views, in a peaceful rural setting close to the village of Copford

The Property

Claypits Cottage is a splendid, detached cottage in a peaceful rural position within four miles of Colchester city centre. The property sits within beautiful, extensive gardens backing onto open fields, and provides a perfect opportunity for renovation of the current home.

Internally, is the sitting room and the dining room, both of which share similar proportions and benefit from dual aspects, overlooking the gardens and welcoming plenty of sunlight. The sitting room has a brick-built feature fireplace, and the dining room connects to the kitchen via an enlarged arched opening, creating an open-plan feel. The kitchen itself features base and wall units, while offering space for all the necessary household appliances. An externally accessed utility room provides further space for home storage.

Upstairs there are three bedrooms, two of which are doubles of equal proportions with built-in wardrobes, while the third bedroom is of smaller proportions, but is still a small double, a generous single or an ideal home study. There is also a family bathroom.

The property sits on a large corner plot and backs onto open farmland. The garden surrounding the home includes rolling lawns and meadows, dotted with spring flowers, sheltered by various mature trees and bordered by established shrubs and hedgerows. There is also a courtyard and hardstanding areas for parking and potential outbuildings, subject to the necessary consents.



Location

Claypits Cottage is set in an idyllic position, just outside the small village of Copford and Birch, within easy reach of historic Colchester. Copford has a village hall, a pub and a primary school, while four miles away, Colchester's vibrant, bustling city centre provides a wide variety of shops, restaurants, cafés and pubs, plus extensive leisure facilities. Further schooling options in the area include numerous primary schools in the surrounding villages, such as the outstanding-rated Kelvedon St Mary's Church of England Primary Academy, while secondary schooling is available in Colchester. The area is well connected, with the A12, three miles away, providing access towards Colchester, Chelmsford, Ipswich, and the M25. Trains are available at Colchester, Kelvedon and Marks Tey, all of which offer direct services to London Liverpool Street.

Postcode region: CO6

General

Local Authority: Colchester City Council
Services: Oil fired central heating. Private drainage which we understand does comply with the current regulations. All other mains services are connected.
Council Tax: Band D
EPC Rating: E
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

1,084 sq ft (101 sq m)

2 reception rooms

3 bedrooms

1 bathroom

Outside parking

0.57 acres

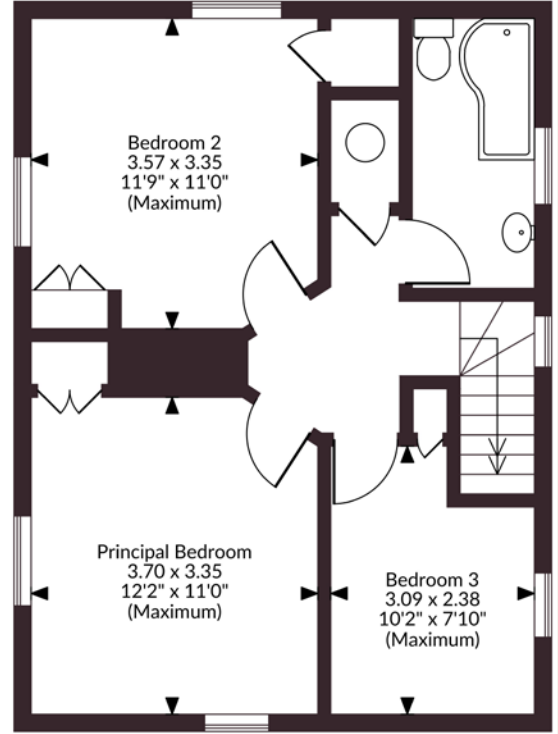
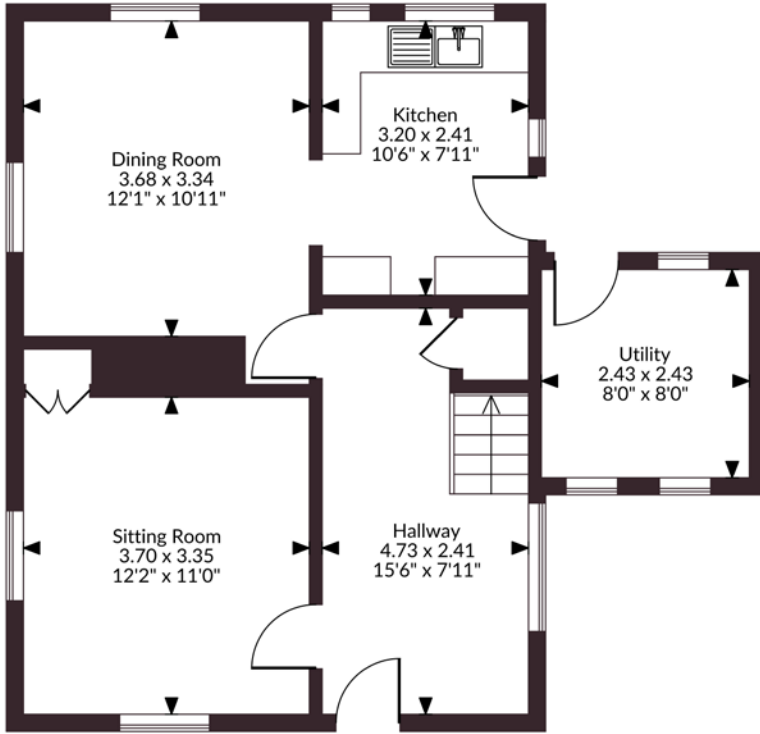
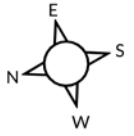
Freehold

Rural

Guide price £550,000



Claypits Cottage, Birch Road, Copford
Internal area 1,084 sq ft (101 sq m)



Ground Floor

First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8687369/JRV

Strutt & Parker Chelmsford

Coval Hall, Rainsford Road, Chelmsford CM1 2QF
01245 254600 | chelmsford@struttandparker.com



@struttandparker struttandparker.com

Strutt & Parker

Land and property. Since 1885.

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Photographs taken April 2026. Particulars prepared April 2026.