



# Cockerells Farm

Skye Green, Feering, Colchester, Essex



## A handsome Grade II Listed Georgian country home set in ground of 1.6 acres.

Nestled in a tranquil setting in open countryside, yet benefitting from excellent nearby communications, this fine family home really does have it all.



**4 RECEPTION ROOMS**



**7 BEDROOMS**



**4 BATHROOMS**



**2 STABLES ANNEXE GARAGING**



**1.6 ACRES**



**FREEHOLD**



**RURAL/VILLAGE**



**5,433 SQ FT**



**GUIDE PRICE  
£1,500,000**



### The property

Cockerells Farm is a beautiful country house of timber framing and red brick elevations under a tiled roof with a classic 3-bay symmetrical façade which has been sympathetically decorated by the current owners. In part, the house dates from the 18th Century, with 19th Century additions to include the bakehouse that was converted and added to the house in the last 20 years, and is arranged over three floors. The house is now listed Grade II as being of architectural and historical importance.

The earlier part, radiates on a formal basis from a central reception hall, whilst the latter is the conversion of the bakehouse now offering a spacious dining room. The rooms deliver a broad variety of atmosphere and use, yet also offer a good degree of flexibility. The principal reception rooms are elegantly proportioned retaining many features of the period including exposed beams, fireplaces and surprisingly high ceilings flooded with light from the sash windows.

On the first floor is a magnificent master bedroom suite incorporating an impressive en-suite bathroom; together with two further bedrooms, an en-suite and a family bathroom. On the second floor are three double bedrooms with a second family bathroom.

The setting and orientation of the house allows lovely views over the mature grounds and surroundings beyond, together with rooftop views from the upper floors.

In addition to the main house is the 'Hay Loft', set above the garage overlooking the gardens, which has been completely refurbished to offer an idyllic guest accommodation. Further outbuildings include two double garages, a large workshop, and two spacious stables.





## Outside

The property is positioned discreetly down a country lane, nestled in its surrounding countryside, between the ever popular and picturesque villages of both Feering and Coggeshall. Approached by a red brick wall leading along a sweeping gravel driveway providing ample parking and giving access to the outbuildings. The front lawns have a wide variety of mature shrubs and trees that act as the border, screening the property and offering a great deal of privacy. Beyond the outbuildings and through a set of white gates is a secluded courtyard; an ideal spot for outdoor entertaining being west facing. From here, you can enjoy views across the formal lawns that are also west facing and bordered by an array of beautiful trees and bushes. To the rear of the house is a second walled garden, well secured and the perfect spot for children to play. In addition to the gardens, there is a paddock with post and rail fencing that adjoins both the formal lawns.

## Location

Belying its picturesque setting, amongst rural countryside, Cockerells Farm is ideally placed for communications, with Kelvedon and Marks Tey railway stations providing services to London Liverpool Street with approximate journey times of 48 to 53 minutes. The A12 and A120 provides access to the wider road network of Southeast England. Stansted Airport to the north-west, caters for domestic flights and international destinations beyond as does Southend Airport. Both Kelvedon and Feering boast sought after primary schools. A highly regarded local secondary school can be found in the nearby popular medieval market town of Coggeshall. The larger town of Colchester provides wider private educational facilities including the Colchester Royal Grammar School, Colchester County High School for Girls and Holmwood House. Post secondary education facilities include Colchester Sixth Form College and the University of Essex.



## Distances

- Coggeshall 1.4 miles
- Colchester 8.6 miles
- Chelmsford 16.3 miles

## Nearby Stations

- Kelvedon Station 2.4 miles
- Marks Tey Station 3.8 miles

## Key Locations

- Tollesbury
- Stane Retail Park - Stanway
- Mersea Island
- Abberton Reservoir Nature Reserve
- Marks Hall Estate
- Braintree Freeport

## Nearby Schools

- Colchester Royal Grammar School
- Colchester County High School for Girls
- Holmwood House
- Feering CofE Primary School
- Kelvedon St Mary's Primary Academy
- University of Essex



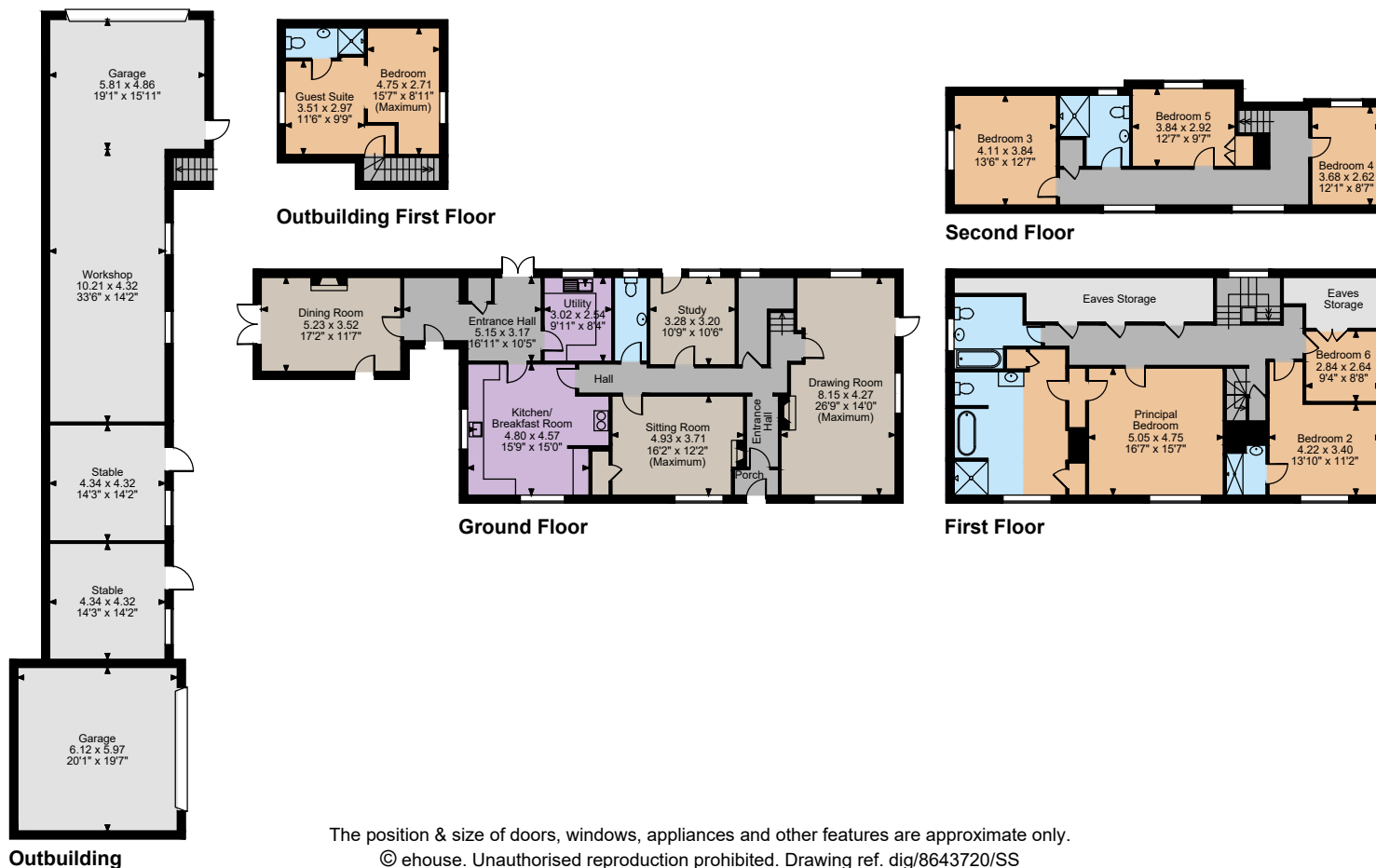












## Floorplans

Main House internal area 3,527 sq ft (328 sq m)  
Garages & Workshop internal 1,172 sq ft (109 sq m)  
Stables internal area 408 sq ft (38 sq m)  
Outbuilding First floor internal 326 sq ft (30 sq m)  
Total internal area 5,433 sq ft (505 sq m)  
For identification purposes only.

## Directions

CO5 9RE

## General

Local Authority: Braintree District Council

Services: Mains water and electricity, oil fired central heating and private drainage which is compliant.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: H

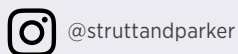
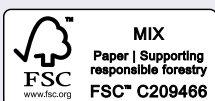
EPC Rating: E

## Chelmsford

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