



DAVID
BURR

ROCKINGHAM LODGE,
LAYER MARNEY, ESSEX



ROCKINGHAM LODGE

Layer Marney, Essex

A 'Grand Designs' scale development opportunity on a quiet rural lane with potential for 3,000 sq ft of living accommodation set on a two-acre plot.

A12 access 5 miles, Kelvedon mainline station 6 miles, Colchester 8 miles, Stansted Airport approximately 50 minute drive.

- Quiet rural location
- 'Grand Designs' scale project, attractive setting amidst open farmland
- Potential 3,000 sq ft of accommodation when completed
- Swimming pool complex
- Open plan kitchen/dining room
- Triple bay cart lodge
- Electric iron gates
- Understood to originally date from the 1900s
- Picturesque pond with bridge over aquatic plants
- Private lane serving just one other property



SITUATION

Rockingham Lodge enjoys an outstanding rural setting to the south of Layer Marney and east of Tiptree. Nestled amidst open farmland and situated on a no-through lane providing access to the property and neighbouring farm. Retaining convenient access for road, rail and local amenities, the property is surrounded by open countryside retaining a private setting whilst convenient access to Tiptree located approximately five miles distant. Tiptree is well placed for a network of primary schools, Thurstable secondary school, with convenient access via the A12 to the historic Roman town of Colchester with its range of independent and state education facilities including Colchester grammar school and The Gilberd. Conveniently placed for A12 access (five miles) and Kelvedon mainline station (six miles).

DESCRIPTION

Rockingham Lodge offers a rare opportunity to create an outstanding family home enjoying a rural setting on the periphery of one of the area's most favoured villages. Understood to date from the 1900s, the property has undergone a comprehensive programme and adaptation in recent years and is offered to the market with planning permission for comprehensive extension works to create an accommodation schedule in the region of 3,000 sq ft. Foundations, floors and walls have been erected with an opportunity for an incoming purchaser to put their own stamp on what will be an outstanding country home of impressive proportions. Ideally set behind twin electric gates with a triple bay cart lodge, the property is nestled amidst open countryside with outstanding views across the surrounding landscape. Complementing the principle residence is a partially completed swimming pool complex. Set within grounds of approximately two acres, the overall proposition is enhanced by a feature pond with bridge over and wealth of aquatic plants. Enjoying post-and-rail fenced border.

LOCAL AUTHORITY: Colchester Borough Council, 33 Sheepen Road, Colchester, Essex, CO3 3WG (01206 282222)

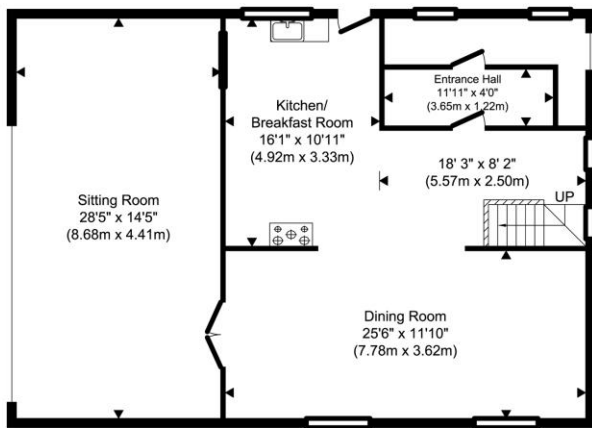
IMPORTANT AGENTS NOTE: The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

POSTCODE: CO5 9UL

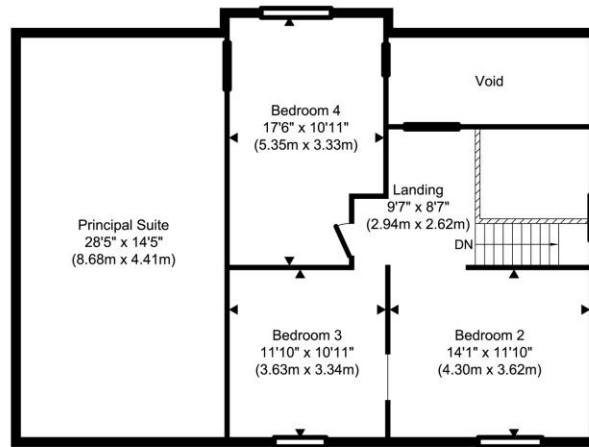
VIEWING: Strictly by prior appointment only through DAVID BURR.

SERVICES: Mains water and electricity are connected. Private drainage. **NOTE:** None of these services have been tested by the agent.

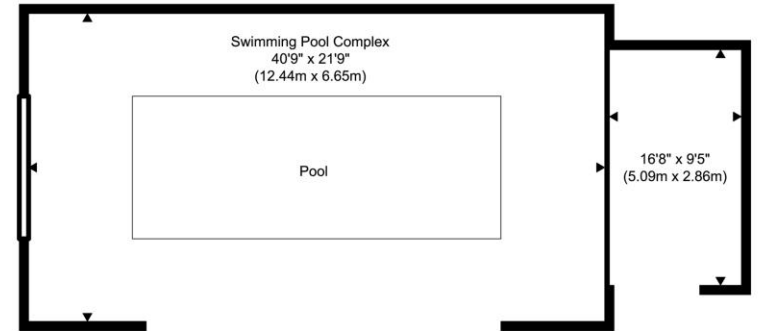




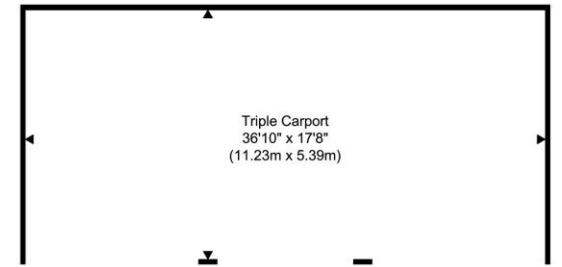
Ground Floor
Approximate Floor Area
1142.91 sq. ft.
(106.18 sq. m)



First Floor
Approximate Floor Area
1063.47 sq. ft.
(98.80 sq. m)



Swimming Pool Complex
Approximate Floor Area
1052.06 sq. ft.
(97.74 sq. m)



Triple Carport
651.43 sq. ft.
(60.52 sq. m)

TOTAL APPROX. FLOOR AREA 3909.88 SQ.FT. (363.24 SQ.M.)

Produced by www.chevronphotography.co.uk © 2020



Offices at:

Leavenheath 01206 263007 - Long Melford 01787 883144 - Clare 01787 277811 -Castle Hedingham 01787 463404-Woolpit 01359 245245 - Newmarket 01638 669035 - Bury St Edmunds 01284 725525 - London 020 78390888