



Blind Lane | Tolleshunt Knights | CM9 8EP

FINE & COUNTRY

# OVERVIEW

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Welcome to an exquisite early 17th-century Grade II Listed timber-framed country home, beautifully maintained and restored. Set in a private location, this charming residence is just 5 miles from Tollesbury and 15 miles from Chelmsford.

The main house, extended in the 19th and 20th centuries, boasts over 3,000 square feet of elegantly arranged living space across two floors, featuring a blend of fine period details and modern design elements.

Complementing the main residence is a detached one-bedroom annexe and a double garage offering additional self-contained space with a spacious first-floor studio.

## STEP INSIDE

Upon entering the home, you're welcomed by a charming reception hall that guides you into an intimate snug and a generous kitchen/breakfast area.

The kitchen showcases elegant custom cabinetry, stone countertops, a prominent AGA stove, and a central island with breakfast bar seating. From here, double doors lead into a formal dining room/garden room, complete with French doors that open seamlessly to the rear garden.

The spacious lounge features a brick fireplace, creating the perfect setting for cosy evenings by the fire or hosting intimate gatherings with friends and family. The ground floor includes a study, offering a quiet and functional space for work or reading, ideal for those seeking a home office or library area.

Additionally the ground floor features a utility room and a convenient downstairs WC, adding practicality and ease to the home's thoughtful design.









# STEP INSIDE

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The first floor is cleverly divided into two separate wings for the bedrooms. One staircase from the main hallway takes you to three bedrooms, one featuring an en-suite bathroom, along with a shared family bathroom.

Another staircase in the connecting area leads to two more bedrooms, with a beautifully appointed family bathroom situated between them.

# OUTSIDE

Set within its serene grounds, the property is accessed through a discreet timber gate leading to a gravel driveway. This pathway guides you to the house, providing ample parking space and access to a double garage, complete with studio accommodation, a kitchenette, and WC facilities above.

The self-contained annexe, known as The Granary, offers a charming and private living space separate from the main house. This timber-framed building features a cosy one-bedroom layout, making it perfect for guests, extended family, or even as a rental opportunity. Equipped with a well-appointed living area, kitchenette, and stylish bathroom, The Granary provides all the comforts of modern living while maintaining a rustic charm. Its proximity to the main house ensures convenience, while its secluded position offers privacy and tranquility amid the beautiful grounds.

The gardens enveloping the main house and The Granary are exquisitely landscaped, offering vibrant colours and enjoyment throughout the year. A paved terrace adjacent to the house provides a perfect spot for outdoor dining, extending to lush lawns adorned with mature trees and carefully selected plants. A natural pond adds charm and attracts local wildlife with its aquatic flora.

A picturesque stone pathway meanders through the grounds, seamlessly linking the main house to The Granary. The entire property spans approximately 0.84 acres.



# LOCATION

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This beautiful property sits south of Tolleshunt Knights, in a peaceful area near open countryside. Ideal for families, the village offers access to local schools such as Tiptree Heath and Milldene Primary, and Thurstable School for secondary education. Private options like Felsted School are also nearby. Tiptree provides shopping, including Tesco and the Wilkin & Sons jam shop, while Maldon, Witham, and Colchester offer further retail options.

Chelmsford, 15 miles away via the A12 or nearby train stations, offers shopping, dining, and direct trains to London Liverpool Street. Maldon and Witham provide more commuting options, with quick train services to London.

Surrounded by beautiful countryside, Tolleshunt Knights is perfect for nature lovers. It's near the Blackwater Estuary, with stunning landscapes, and close to Tollesbury, known as the 'Sailing Village,' featuring a marina and access to the Essex coast.

## DETAILS

Oil-fired central heating. Mains water and electricity services are connected. Klarester private drainage.



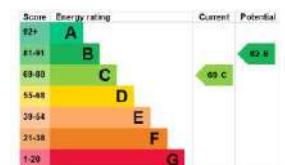
RICHARD SEELEY  
SALES MANAGER

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APPROX INTERNAL FLOOR AREA MAIN HOUSE 303 SQ M (3260 SQ FT)  
OUTBUILDINGS 166 SQ M (1780 SQ FT) TOTAL 469 SQ M (5040 SQ FT)

This floor plan is for illustrative purposes only and is not to scale.  
Measured in accordance with RICS guidelines Copyright Green Plans 2025



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