



Rectory Road | Aldham | CO6 3RR

FINE & COUNTRY

OVERVIEW

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... GUIDE PRICE £2,400,000 TO £2,600,000

This exquisite residence is a masterpiece of architectural heritage, designed by the renowned 19th-century architect Edward Blore, famed for his work on Buckingham Palace. Set within stunning landscaped grounds it offers a perfect blend of historical charm and modern luxury.

The current owners have meticulously refurbished the stately home to an exceptional standard, alongside a beautifully renovated detached cottage and a fully equipped games room/pool house. The extensive grounds feature mature woodlands and pristine lawns, creating an idyllic rural retreat.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









STEP INSIDE

As you step inside through a grand entrance vestibule, you're immediately enveloped in warmth and sophistication, courtesy of a striking fireplace that sets an inviting tone.

The vestibule seamlessly flows into an elegant reception hall, where double doors open to reveal a spectacular staircase ascending to a galleried landing. This central space also offers access to a sizable cellar, providing ample storage or potential for a creative transformation.

To the right, the sun-drenched sitting room beckons with its charming fireplace and a wood burner, creating a relaxed and cosy atmosphere.

The heart of the home is the capacious kitchen/breakfast room, a harmonious blend of style and functionality. With plenty of space for dining and entertaining, it's a culinary dream. The current owners have secured planning permission to further enhance this area with a garden room extension, promising seamless integration with the outdoor landscape.

Further enhancing the practicality of the home, a convenient boot room/laundry room adjoins a dedicated drying room, ensuring household tasks are managed with ease.

An inner hall leads to additional versatile spaces, including a well-appointed study, perfect for working from home, a modern shower room for guests, and a snug that offers a retreat for relaxation or creative pursuits.

An elegant staircase rises to the galleried landing, leading to three beautifully appointed bedrooms and a family bathroom. The master suite boasts expansive countryside views, offering a serene retreat. The additional bedrooms share access to a convenient Jack & Jill bathroom. Located next to the stairs is a spacious walk-in airing cupboard.

The second floor features three additional bedrooms, with the largest enjoying an en-suite bathroom and similar breath-taking views as the master suite.



STEP OUTSIDE

The property is accessed through impressive electric gates leading to a sweeping carriage driveway, a cart lodge, and a detached cottage.

Situated within 7.7 acres of meticulously maintained grounds, the property features several versatile outbuildings, including a beautifully converted two-story former stable block turned into a two-bedroom cottage. Additional amenities include a pool house/games room, an orangery, and a workshop previously used for dog grooming. There's also a machinery store, three additional storage units, and a double cart lodge.

A detached double garage and an additional single garage are conveniently accessible via the expansive gravel driveway, designed in a 'turning circle' style for ease.

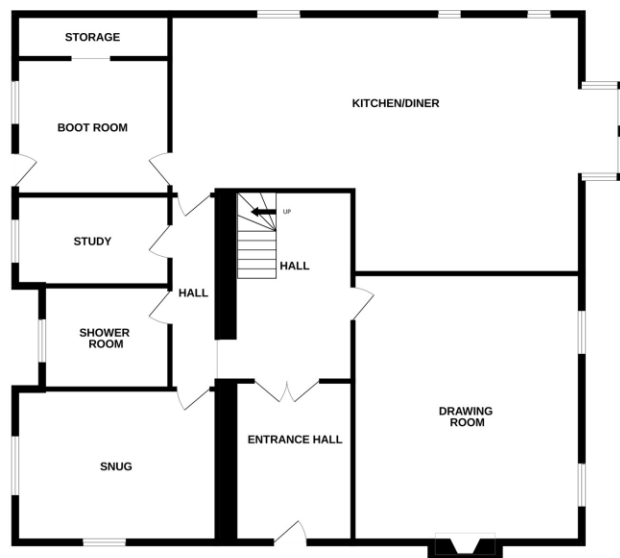
The grounds boast an outdoor heated swimming pool and a grass tennis court. A standout feature is the mature woodland area to the north, providing a serene escape within the property. Beyond the tennis court to the west lie two practical fenced paddocks, enhancing the estate's appeal.

A beautifully converted two-story former stable block, now transformed into a well-appointed two-bedroom cottage provides guest accommodation.

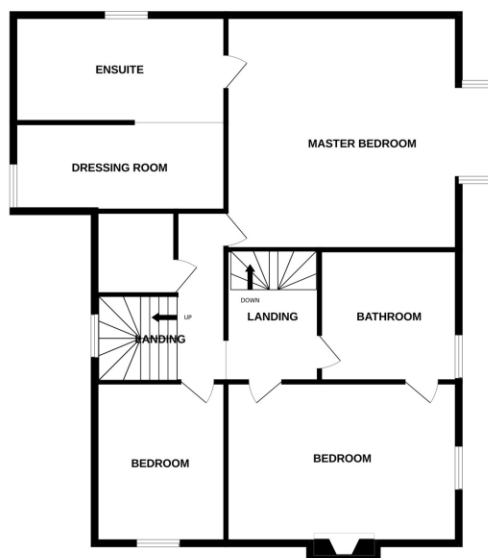
THE LOCATION

Just a 10-minute walk from Aldham village center and its picturesque church, The Old Rectory is conveniently located near Marks Tey's shops and Colchester's extensive shopping and leisure. Renowned schools, including Colchester Royal Grammar and the University of Essex, are easily accessible. The nearby Marks Tey station adds to its commuter appeal.

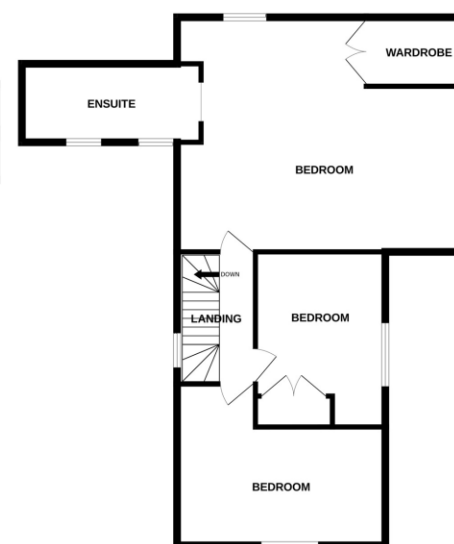
GROUND FLOOR
1728 sq.ft. (160.5 sq.m.) approx.



1ST FLOOR
1244 sq.ft. (115.6 sq.m.) approx.



2ND FLOOR
836 sq.ft. (77.7 sq.m.) approx.



TOTAL FLOOR AREA : 3809 sq.ft. (353.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	93 B
55-68	D		
39-54	E		



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Fine & Country Colchester
Tel: +44 01206 878155
colchester@fineandcountry.com
99 London Road, Stanway, Colchester, Essex, CO3 0NY