



Stratford St. Mary  
£1,750,000







Nestled within the serene Dedham Vale National Landscape, this stunning Victorian farmhouse presents a remarkable opportunity for families, equestrian enthusiasts, or those seeking the tranquillity of a small holding.

Set in over 7.5 acres of picturesque grounds, the property boasts 5.8 acres of paddock land with captivating views over the surrounding farmland, ideal for equestrian use.

The estate's extensive outbuildings span approximately 4700 sq ft and include a comprehensive equestrian including 7 stables, a well-equipped tack room, a feed room, and a spacious hay store. The grounds further comprise 4 covered former piggeries, a substantial tractor barn, a professional estate office, a triple cart lodge and a charming gatehouse. For leisurely outdoor living, a covered patio and a serene breeze house provide the perfect setting for relaxation and entertainment.

Internally, the farmhouse offers spacious living spaces with the potential to configure a self-contained annexe, ideal for multi-generational living or as guest accommodation. This space could include two bedrooms, a combined kitchen and family room, and a shower room. The main residence exudes elegance and comfort, featuring four additional bedrooms, two with en-suite facilities, a family bathroom, an inviting reception hall, a versatile games room leading to a sun-drenched conservatory, a cosy sitting room, an elegant dining room, a dedicated study area, and a well-appointed kitchen/breakfast room. Additionally, the cloakroom/utility area adds to the practicality of this family-friendly home.

This exceptional residence offers an idyllic country lifestyle with the convenience of modern amenities close at hand – a truly perfect blend for a distinguished rural living experience.







Located within the picturesque village of Stratford St Mary, situated in the Dedham Vale National Landscape on the Essex/Suffolk border with the Stour Valley made famous by the renowned landscape artist John Constable. The village benefits from a farm shop and cafe, post office stores, public houses and Milsoms Le Talbooth. The county towns of Colchester and Ipswich are within easy reach and provide a full range of recreational and leisure facilities. There are a number of excellent schools both within the public and private sectors. Communications are first-rate with regular mainline rail services to London Liverpool Street from both Colchester and Manningtree stations with journey times of approximately 60 minutes respectively. There is easy access to the A12 linking to the A120, London and the M25.

**AGENTS NOTES:**

Heating - Part underfloor to ground floor via oil boiler and oil via radiators

Services Connected - Mains Electric/Oil/Water/Private Drainage

Council Tax Band - G

Tenure - Freehold

Mobile Coverage Indoor: O2 & Three have excellent coverage, EE & Vodafone Likely

Broadband: Ultrafast broadband is available at this address

\* Some images have been digitally staged to give a better visual of the room dimensions





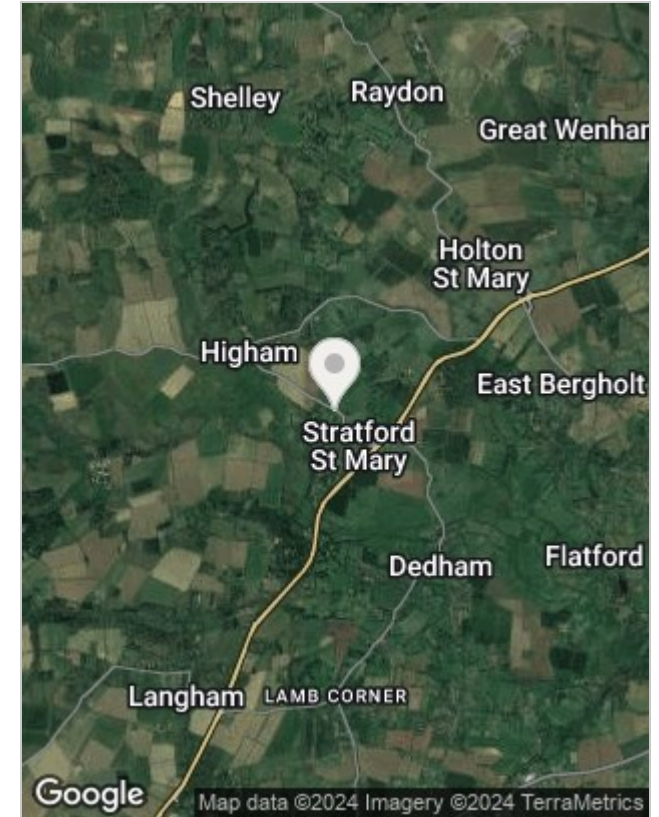




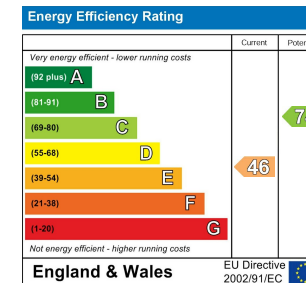
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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