



DAVID  
BURR

GREENACRES FARM,  
BOXTED, ESSEX







Colchester North Station 3.5 miles, train journey time to London Liverpool Street from 50 minutes. A12 2 miles, Manningtree station 8.5 miles. Stansted Airport approximately 50-minute drive.

- Detached four-bedroom farmhouse with 1,650 sq ft of well-balanced accommodation
- Open-plan kitchen/dining room ideal for modern family living and entertaining
- Generously proportioned sitting room and separate utility room
- Ground floor shower room and first floor family bathroom
- Set within approximately 6.2 acres of paddock and gardens
- Electric gated entrance leading to large yard and parking area
- Equestrian facilities including eight stables, feed room, and yard office
- Triple bay cart lodge, workshop, and 500 sq ft brick-built tack room
- Claydon four-horse walker and 45m x 25m floodlit menage
- Well-placed for immediate access to bridleways and open countryside
- Situated in the sought-after village of Boxted, with excellent local schooling
- Easy access to Colchester town centre, mainline rail services, and A12 corridor
- Range of further outbuildings including a workshop and pole barn.
- Ample private parking
- Conveniently placed for the Dedham Vale area of Outstanding Natural Beauty (AONB).

# GREENACRES FARM

Boxted, Essex

A well-presented four-bedroom detached equestrian property set within approximately 6.2 acres, offering 1,650 sq ft of internal accommodation and a superb range of outbuildings and facilities.



## SITUATION

Boxted is a well-regarded and semi-rural village on the Essex-Suffolk border, known for its sense of community, surrounding countryside and excellent accessibility. The village offers a primary school, village hall and local pub, while more comprehensive amenities are available just a short drive away in Colchester – including mainline rail links to London Liverpool Street, shopping and leisure facilities, and highly rated secondary schools and sixth forms.

The property is ideally placed for access to miles of bridleways and scenic countryside, making it particularly appealing to equestrian buyers or those seeking a rural lifestyle without isolation. The nearby Dedham Vale Area of Outstanding Natural Beauty offers riverside walks, excellent cycling routes and a wide selection of farm shops, pubs and restaurants. The combination of privacy, amenity, and accessibility makes Greenacres Farm a rare and desirable opportunity.

## DESCRIPTION

A well-presented four-bedroom detached equestrian property set within approximately 6.2 acres, offering 1,650 sq ft of internal accommodation and a superb range of outbuildings and facilities.

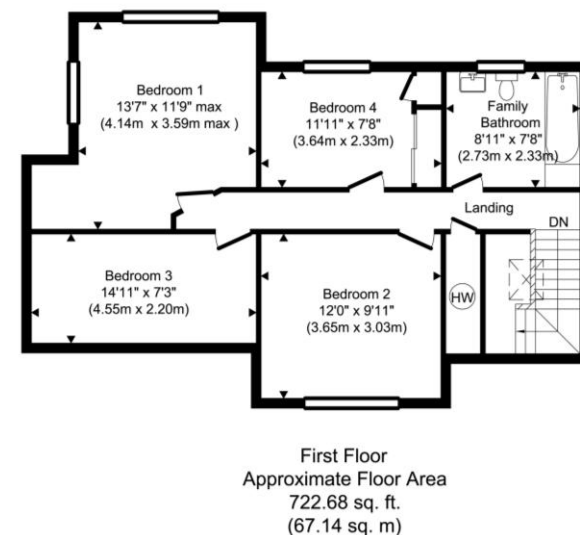
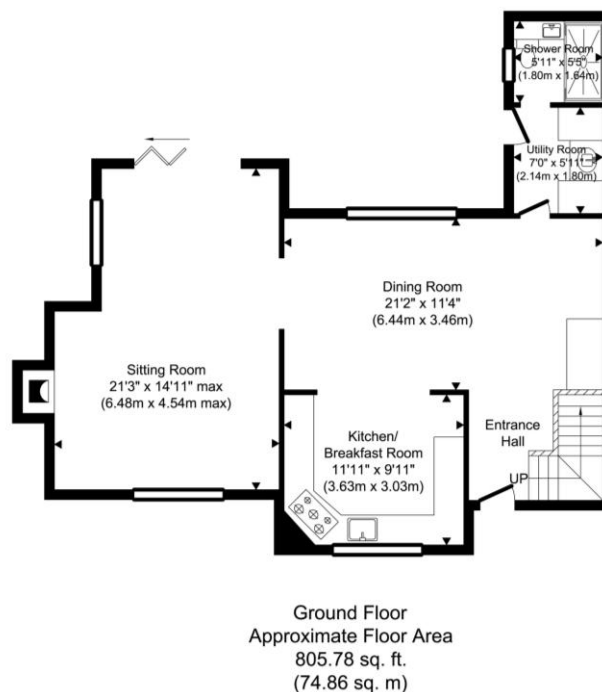
Occupying an exceptional position on the rural edge of the much-favoured village of Boxted, Greenacres Farm is a versatile four-bedroom detached farmhouse offering well-balanced accommodation of approximately 1,650 sq ft arranged over two floors.

The ground floor comprises a welcoming entrance hall, a spacious and bright open-plan kitchen/dining area ideal for family living, a generously proportioned sitting room, a practical utility room and a ground floor shower room. To the first floor are four well-appointed bedrooms and a family bathroom, all with pleasant outlooks across the grounds and countryside beyond.

The property enjoys a high degree of privacy and is approached via electric gates opening onto a substantial

yard area with ample off-road parking and turning space. The range of equestrian and ancillary facilities includes a triple bay cart lodge, four internal stables with a covered grooming area, four additional stables, a dedicated feed room, a well-equipped yard office, a generous workshop, a 500 sq ft brick-built structure housing a tack room, a Claydon four horse walker and a professionally constructed 45m x 25m Charles Britton menage.

**POSTCODE:** CO4 5HT



**TOTAL APPROX. FLOOR AREA 1528.47 SQ.FT. (142.00 SQ.M.)**  
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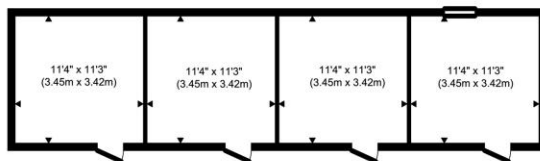
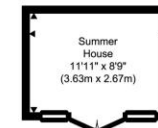
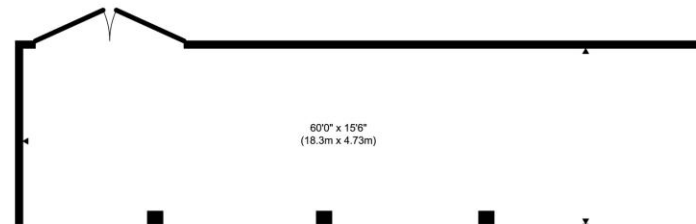
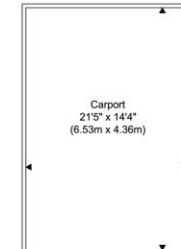
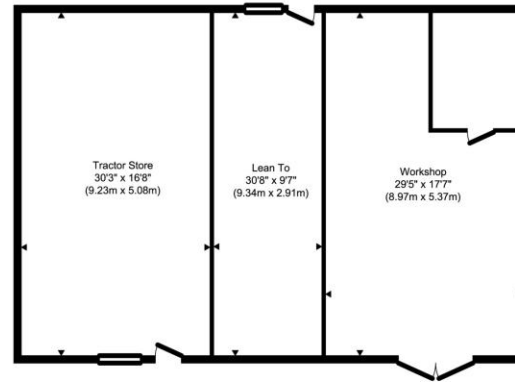
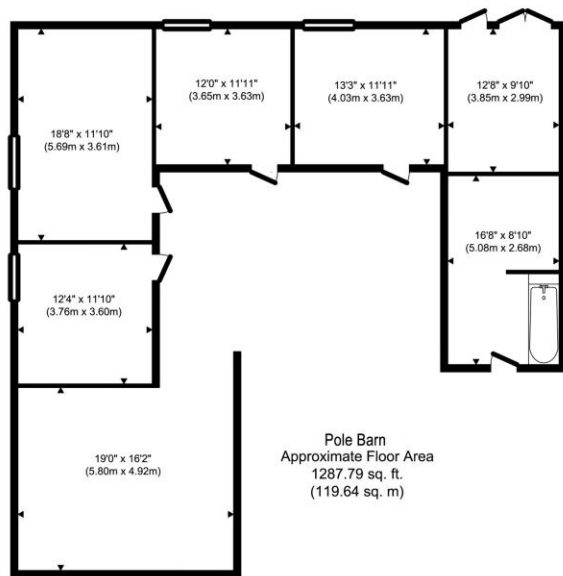
## IMPORTANT AGENTS NOTE:

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

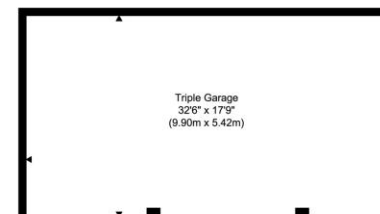
**LOCAL AUTHORITY:** Colchester Borough Council, 33 Sheepen Road, Colchester, Essex, CO3 3WG (01206 282222) **BAND:** F

**VIEWING:** Strictly by prior appointment only through DAVID BURR. We value the safety of our clients and employees, please take a moment to review our health and safety guidelines for appointments and visiting offices <https://davidburr.co.uk/appointments-guidelines/>

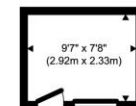
**SERVICES:** Mains water and electricity are connected. Private drainage. Oil-fired heating. **NOTE:** None of these services have been tested by the agent.



**Stable Block 1**  
Approximate Floor Area  
519.03 sq. ft.  
(48.22 sq. m)



**Outbuildings**  
Approximate Floor Area  
3340.14 sq. ft.  
(310.31 sq. m)



**TOTAL APPROX. FLOOR AREA 5146.97 SQ.FT. (478.17 SQ.M.)**  
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