



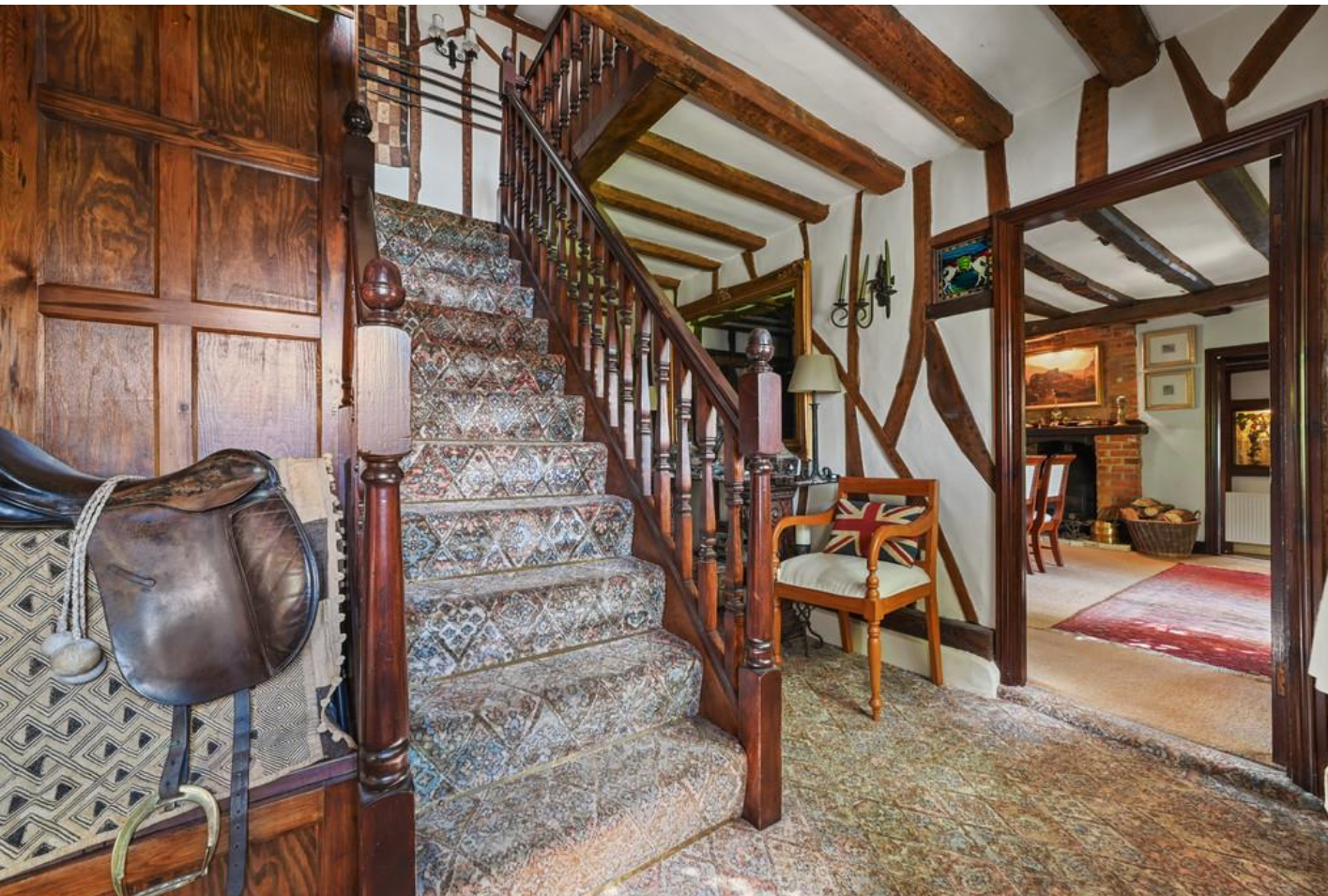
Godmans Farmhouse, 133 Coggeshall Road, Marks Tey, Colchester, CO6 1LT

Guide Price £950,000

\*\*GUIDE PRICE £950,000 to £1,000,000 \*\*

Godmans Farmhouse is a splendid Grade II Listed home brimming with character and charm. This remarkable property features five bedrooms, three reception rooms, a farmhouse kitchen, and a conservatory. The expansive exterior offers ample parking, a workshop, a home office, and a games room.





## OVERVIEW

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## STEP INSIDE

This exceptional home combines the best of historical charm and modern luxury, providing an unparalleled living experience. Discover the perfect blend of elegance and comfort in this unique residence.

Be greeted by the captivating allure of exposed stud work and timbers, setting the tone for the home's rich character. The lounge, filled with natural light, features a beamed ceiling, antique fireplace. The family room is warm and inviting with its red brick fireplace and wood-burning stove which creates a welcoming space. The dining room, ideal for entertaining, seats up to twelve people and showcases wood burner surrounded by the red brick, timbered ceiling, and original mullion window.

Adjacent to the kitchen is a cloakroom/shower room. The farmhouse kitchen impresses with its vaulted ceiling, custom cabinetry, and mellow red brick chimney breast. The conservatory offers a superb space for family entertaining with French doors to the rear garden. The fifth bedroom, accessible from the kitchen, is perfect for guests seeking privacy.







The principal staircase leads to a spacious landing with exposed timbers and oak panelling. Four double bedrooms, all featuring exposed timbers and stud work, and one with an en-suite shower, offer ample space. Completing the upper floor, the family bathroom offers a serene retreat with all the necessary amenities.

The bedrooms offer a blend of historical charm and modern comfort, providing an idyllic retreat in a picturesque setting. Each of the spacious bedrooms boasts ample natural light, showcasing stunning garden views that create a serene atmosphere. The master bedroom features an en-suite bathroom, adding a touch of luxury to your daily routine. Period features such as exposed wooden beams and original fireplaces are tastefully integrated with contemporary finishes, ensuring a unique and inviting ambiance. Whether you need a peaceful sanctuary or a cozy family space, these bedrooms cater to all your needs, making them the perfect place to unwind and relax.

## OUTSIDE

Set back from the road and screened by mature conifers, the property is accessed via a five-bar gate leading to a large parking area and secondary vehicle access onto Godmans Lane. The rear gate is also 5 bar and automated.

The gardens, primarily laid to lawn, feature an impressive weeping willow, various flowers and shrubs, and an ornamental pond. The outbuildings include a workshop, home office, and games room, providing versatile spaces for work and play.



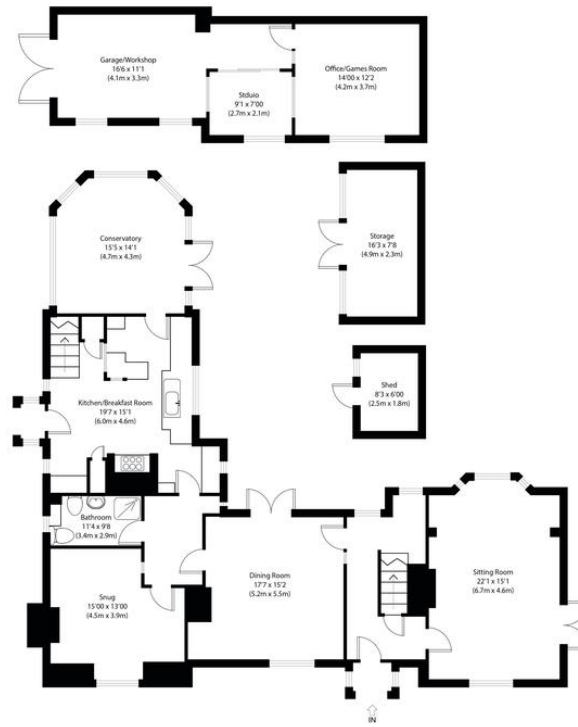










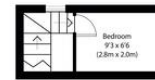


Ground Floor

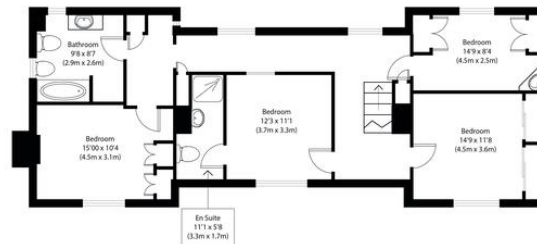
Approximate Gross Internal Area  
Main House 2710 sq ft (252 sq m)  
Outbuildings 650 sq ft (60 sq m)  
Total 3360 sq ft (312 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ejphoto.co.uk

FINE COUNTRY



First Floor



First Floor

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