



Oakley Road | Wix | CO11 2SF

FINE & COUNTRY

OVERVIEW

Introducing an unparalleled opportunity to own a breathtaking slice of the Essex countryside, set amidst approximately 14 acres of stunning landscape. This impressive estate boasts a distinguished Grade II listed farmhouse, embodying a perfect blend of historic charm and modern functionality.

In addition to the farmhouse, the property includes a versatile commercial facility, previously operated as a popular wedding and events venue. Key features encompass a meticulously restored Essex Barn, a secondary barn ideal for ceremonies or receptions, and a magnificent two-storey cart lodge with its own garden area, centred around a delightful outdoor courtyard, all of which have been licensed for weddings.

To truly grasp the full potential and endless possibilities that this property offers, prospective buyers are encouraged to arrange a private viewing, by appointment, at their earliest convenience.

THE FARMHOUSE

Discover the timeless allure of this enchanting Grade II listed farmhouse, situated at the culmination of a long, private driveway. This character-filled home welcomes you with an elegant entrance hall featuring exquisite wooden flooring, while open fireplaces add warmth to the sitting room, dining room, and library.

The ground floor is thoughtfully designed, offering an office, a kitchen, a cosy breakfast room, a spacious garden room, a utility room, a shower room with a WC, and a double garage. Upstairs, a split-level layout accommodates three generous double bedrooms, including a master with an adjacent dressing room, and a family bathroom. The driveway guides you to a double cart lodge and a picturesque pond, surrounded by lush gardens.

An orchard complete with a gazebo, alongside expansive open farmland, provides unparalleled rural seclusion and stunning countryside views.









COMMERCIAL FACILITY

The commercial wing, previously licensed as a vibrant wedding and events venue, is accessed via a separate entrance with ample parking for over 70 vehicles. Nestled within this space is an enclosed courtyard area, featuring a charming wooden gazebo and a large outdoor seating area, complemented by surrounding barns and a Bridal Cottage.

The unlisted Essex Barn, beautifully converted and restored, offers a reception area, an office, accessible restrooms, a separate bar area, and a main function space that can host up to 130 seated guests or 300 standing. The barn features an upper gallery and a kitchen prep area. A spacious ceremony room and secondary barn provide open-plan reception space, complete with additional storage, plans for a bar, and commercial kitchen facilities.

The exquisite two-storey cart lodge, previously serving as a Bridal Suite and holiday let, includes an inviting open-plan sitting area, a double bedroom with en-suite, and a private garden.

Extensive additional planning permissions have been obtained, with groundwork already underway for further holiday accommodations and two additional barns. Provisions exist for a 60-pitch campsite, including an amenity block, and a new accommodation block comprising nine double bedrooms, each with en-suite facilities.

The estate presents endless possibilities for development, with the versatility to operate the wedding and events centre, potentially transforming the space into a variety of commercial ventures such as a retreat, café, garden centre, or craft hub. Sporting rights are also an asset, having hosted activities like clay pigeon shooting and archery onsite. This estate promises an extraordinary opportunity for expansion and innovation.





LOCATION

Richwill Farm enjoys a prime location on the outskirts of Wix village, conveniently situated on the route to Great Oakley. Wix itself offers essential local amenities, including a shop, garage, pub, and primary school.

Just a short distance away, the town of Manningtree boasts a wider array of shops, pubs, restaurants, and schools. It also offers access to the River Stour, perfect for boating enthusiasts. The town's mainline railway station provides regular services to London's Liverpool Street, with travel times just over an hour.

The property's strategic location ensures easy access to the A120, which leads directly to the Port of Harwich and offers scenic walks in the nearby Wrabness woods. This road also connects to Colchester and extends further to the A12, A14, and M25.

Colchester, steeped in history with its iconic Roman walls and Norman castle, presents a vibrant selection of national retailers, unique boutiques, bars, and restaurants. Cultural attractions abound with a multi-screen cinema, the Mercury Theatre, and the First site Art Gallery.

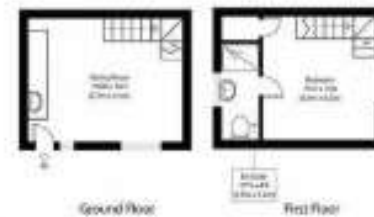
Education in the area is exceptional, featuring prestigious grammar schools, a Sixth Form College, and the Colchester Institute. The University of Essex is also conveniently located on the eastern outskirts of the city.

For commuters, Colchester's North Station offers reliable mainline services to London's Liverpool Street, with most journeys taking less than an hour. Additionally, road access is straightforward via the A12, extending towards the M25 and beyond.



Approximate Gross Internal Area
9090 sq ft (844 sq m)

These measurements are approximate and for general guidance only. They are not intended to be used for legal purposes. The measurements are taken from the finished floor level. The measurements are taken from the finished floor level. The measurements are taken from the finished floor level.



DANNY READ
PARTNER

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