



Ravens Green, Colchester  
Guide Price £600,000

## Property Overview

Set within a wonderfully private plot approaching 2.3 acres, this charming detached Period cottage enjoys a peaceful hamlet setting surrounded by open farmland a place where days begin with birdsong, big skies and far-reaching rural views.

Inside, the accommodation is both welcoming and versatile, offering 3/4 bedrooms with an en-suite to the principal bedroom, making it ideal for families, guests, or those needing a home office/hobby room. At the heart of the cottage, the sitting room centres around a characterful fireplace with a multi-fuel burner perfect for cosy evenings after long countryside walks while a separate dining room creates a sociable space for entertaining. The kitchen/breakfast room is the natural hub for everyday living, complemented by a bathroom and a practical boot room, ideal for muddy paws, walking boots and outdoor life.

Outside is where this home truly comes into its own. A gated driveway leads to a detached double garage, with ample parking and space for storage, workshops or further lifestyle needs. The land offers a myriad of potential uses, whether you dream of a smallholding, space for animals, productive gardens, or simply room to roam. Notably, part of the plot has previously been used for a small-scale caravan/campsite, hinting at the flexibility and opportunities the grounds can provide (subject to any consents or reinstatement a buyer may require).

Adding yet more appeal, the property also includes a separate 0.75-acre plot with its own private access, opening up exciting possibilities for those seeking additional space, privacy, or future potential.

Offered chain free, this is a rare opportunity to secure a rural home with land, character and genuine lifestyle flexibility perfect for anyone looking to embrace country living with room to grow.





### **Property Setting:**

*Tucked away in the rural hamlet of Ravens Green, on the edge of Little Bentley, this is a wonderfully peaceful setting defined by open countryside, winding lanes and a real sense of space ideal for anyone looking for a quieter pace without feeling cut off.*

*Despite the tranquil feel, day-to-day convenience is close at hand. The nearby A120 provides straightforward links towards Harwich and Colchester (with the A12 beyond), while for commuters Manningtree station offers direct services into London Liverpool Street station in around an hour, with some journeys from about 56 minutes.*

*For leisure, the area sits perfectly for countryside walks and weekend exploring, with "Constable Country" and the Dedham Vale nearby, plus the wider Essex and Suffolk coastline within easy reach. Closer to home, Little Bentley's village pub, the Bricklayers Arms, is a popular spot for a relaxed lunch or supper and a proper village atmosphere.*



### **AGENTS NOTES:**

*Heating - Oil boiler via radiators*

*Services Connected - Mains*

*Electric/Water/Private Drainage*

*Council Tax Band - E*

*Tenure - Freehold*

*Mobile Coverage Indoor: all other networks are likely*

*Broadband: Ultrafast broadband is available at this address - Fibre to property*

*\* A public footpath crosses part of the boundary*

## Floor Plan

Approximate Gross Internal Area  
 Main House 1375 sq ft (127.7 sq m)  
 Double Garage 411 sq ft (38.2 sq m)  
 Total 1786 sq ft (165.9 sq m)

Disclaimer: Floor plan 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.  
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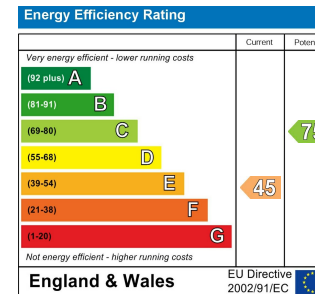
## Area Map



## Viewing

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

## Energy Efficiency Graph



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