



Oaklands Farm, Leavenheath

A Rare Equestrian Retreat with Expansive Grounds in Leavenheath.

Set within approximately 8 acres of private grounds, this detached five-bedroom home with a self-contained annexe presents an exciting opportunity for those seeking countryside living with equestrian potential. Beautifully positioned with uninterrupted rural views, the property offers both privacy and possibility in equal measure.

Guide price £1,400,000

Heathlands

Leavenheath, Colchester, CO6



- Oaklands Farm
- 9 Stables, Multiple Barns and Outbuildings
- Above Ground Swimming Pool + Solar Panels
- Essex/Suffolk Border
- Detached 5 Bedroom Family Home
- 20m x 40m Manège
- 1 Bed Self Contained Annexe
- Plot: Approx. 8 Acres
- 4 Reception Rooms, 3 Bathrooms
- Semi-Rural Location

The Outside

Oaklands Farm enjoys an expansive and private setting, extensive pasture and paddocks and a generous collection of ancillary buildings that lend themselves to storage, or conversion (subject to permissions). 7 acres of paddocks with auto drinkers, an all weather turnout area, 9 stables, and numerous field shelters this property is the equestrians paradise. A 20m x 40m manège sits within view of the main home, further enhancing the equestrian credentials of this versatile holding.

The Property

Oaklands Farm is a traditional unlisted 4 bed farmhouse with a one bedroom self contained annexe.

Internally, the house provides an impressive amount of accommodation, thoughtfully arranged across generous proportions. It is well set out for multi generational living with a ground floor one bedroom self contained annexe.

The ground floor of the main house features multiple reception rooms that lend themselves to both everyday family living and entertaining, with ample space for both formal and informal layouts. Upstairs in the farmhouse, there are four well-proportioned bedrooms, all filled with natural light and enjoying peaceful views across the surrounding land. The generous layout includes a family bathroom serving three of the bedrooms, while the spacious primary suite benefits from its own private en suite, creating a comfortable and secluded retreat within the home.

The Area

Nestled on the rural fringe of Leavenheath, Oaklands Farm is perfectly positioned for those seeking the balance of peaceful countryside living with access to essential equestrian infrastructure and open riding country. Leavenheath sits on the Suffolk/Essex border, surrounded by undulating countryside, quiet lanes, and bridleways, offering a wealth of off-road hacking opportunities straight from the gate. The wider area is known for its horse-friendly landscape, including access to Dedham Vale, an Area of Outstanding Natural Beauty just a short ride away, as well as nearby Arger Fen and Assington Woods, which provide seasonal riding access and countryside trails.

Despite its rural feel, Leavenheath offers straightforward access to the A134 and A12, making transport with horseboxes and trailers efficient, while also connecting to nearby market towns such as Sudbury, Hadleigh, and Colchester, the latter offering direct trains to London Liverpool Street in under an hour.

For equestrian buyers looking to balance acreage, access to open riding, and a practical location, Oaklands Farm sits in an enviable position, private, scenic, and well-resourced.

Further Information

Tenure - Freehold

Plot Size - Approx. 8 Acres

Council Tax - Babergh Band G

Mains: Electric, Water

Private Drainage via Septic Tank

Oil Fired Central Heating

Air Source Heat Pump

Substantial Solar Panels and Battery Storage Capability

Fast EV Charging Point

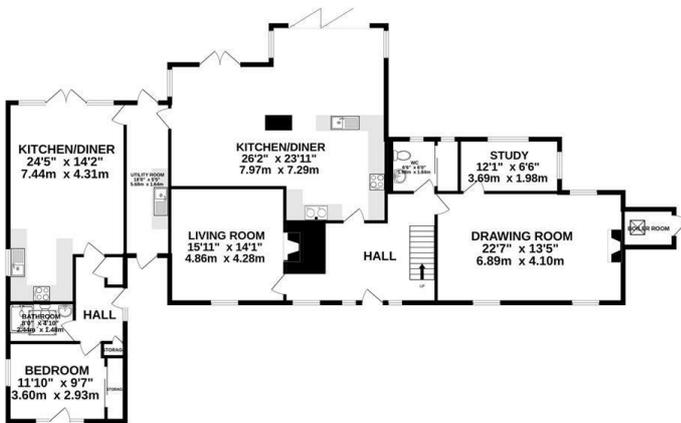
Sellers Position - Needs to secure an onward purchase

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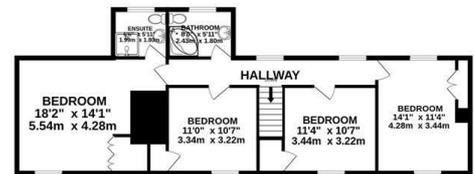


Floor Plan

GROUND FLOOR
1982 sq.ft. (184.1 sq.m.) approx.



1ST FLOOR
828 sq.ft. (76.9 sq.m.) approx.



TOTAL FLOOR AREA: 2810 sq.ft. (261.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
85	100		
<p>Key: energy efficient - lower running costs</p> <p>(87-91) A</p> <p>(81-86) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Key: environmentally friendly - lower CO₂ emissions</p> <p>(81-91) A</p> <p>(69-80) B</p> <p>(55-68) C</p> <p>(39-54) D</p> <p>(21-38) E</p> <p>(1-20) F</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	