



America Farm
America Road | Earls Colne | CO6 2LB

FINE & COUNTRY









STEP INSIDE

America Farm

Overview

A charming five-bedroom Regency farmhouse set over six acres, offering four reception rooms and an exceptional collection of outbuildings including stables, a large modern barn and home office. With beautiful gardens, paddocks and pond, this is a rare countryside offering with impressive versatility.

Step Inside

A welcoming entrance hall sets the tone. Drawing natural light from an elegant arched stairwell window and from here, the home unfolds into a series of well-proportioned and characterful rooms.

The drawing room is refined and inviting, centred around an attractive brick fireplace and complemented by bespoke shelving, while the formal dining room enjoys its own fireplace with an oak mantle. A separate snug provides a more intimate space, and the study offers calm views across the grounds.

At the heart of the house is the combined kitchen and garden room, thoughtfully designed with a modern finish, integrated appliances and an oil-fired Aga. A window seat adds charm, with a vaulted ceiling and extensive glazing creating a bright and open living area with doors leading out to the well designed patio.

Practicality is well considered, with a utility/boot room ideal for country living and a ground floor cloakroom.

Upstairs, the landing leads to five bedrooms, all enjoying peaceful outlooks. The principal bedroom benefits from an en suite, while the remaining bedrooms are served by a spacious family bathroom. Bedroom five offers flexibility as a nursery, dressing room or additional workspace.



STEP OUTSIDE

America Farm

STEP OUTSIDE

Approached via a long gated driveway, the property immediately feels private and established. A large gravel courtyard provides ample parking, framed by a variety of outbuildings.

Set over six acres, the grounds include extensive gardens, a large ornamental pond with terrace, and an orchard planted with a variety of fruit trees. Two well-maintained paddocks, totalling around three acres, sit alongside the outbuildings, making the setting ideal for equestrian or smallholding use.

The stable block includes a gym above, while a very large modern livestock barn (approximately 80ft x 60ft) presents significant scope for a variety of uses. Additional outbuildings include a workshop, triple bay cart lodge with attached office, further cart lodge/woodstore, double garage, additional garage and carports.

The external office offers a calm and separate working environment with views across the grounds. A new boiler was installed last year, ensuring efficient heating.

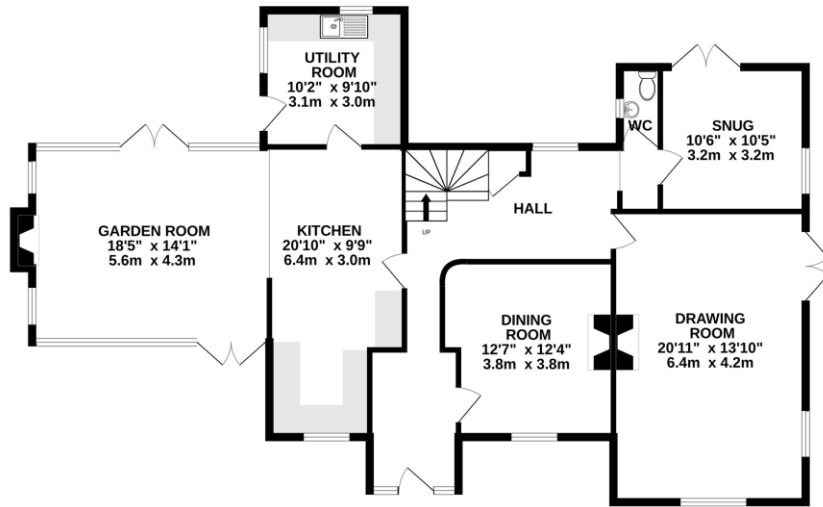
LOCATION

Positioned within three miles in either direction of the desirable villages of Coggeshall and Earls Colne, the property enjoys the best of rural Essex living with convenient access to amenities. The village offers everyday essentials including shops, cafés, a public house, primary school and recreation facilities. For more extensive shopping and services, Halstead and Colchester are within easy reach.

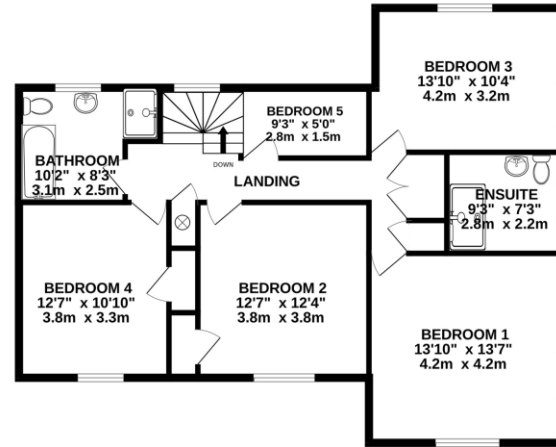
Education is a key strength of the area, with highly regarded options including Earls Colne Primary School and Honywood Community Science School. Independent schooling is well catered for with Holmwood House School, Littlegarth School, St Mary's School Colchester, and Colchester Royal Grammar School and Colchester County High School (both selective).

For commuters, there is convenient access to mainline stations at Marks Tey and Kelvedon, providing services to London Liverpool Street, while the A12 offers road links towards Chelmsford and beyond.

GROUND FLOOR
1399 sq.ft. (130.0 sq.m.) approx.



1ST FLOOR
990 sq.ft. (92.0 sq.m.) approx.



TOTAL FLOOR AREA : 2389sq.ft. (221.9 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 rating and score

This property's energy rating is D. It has the potential to be C.

See how to improve this property's energy efficiency.

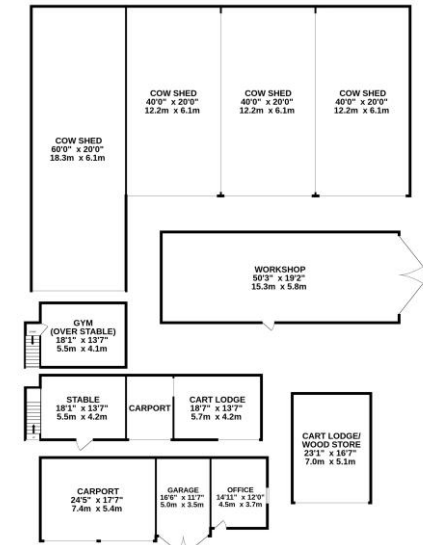


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OUTBUILDINGS



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