



Godmans Farmhouse
Coggeshall Road | Marks Tey | CO6 1LT



OVERVIEW

Godmans Farmhouse is a charming Grade II listed home, offering five/six bedrooms, three reception rooms, a farmhouse kitchen, and a conservatory, all rich in character and period detail.

Set within generous grounds, the property benefits from ample parking, a workshop, home office, and games room, creating a versatile and beautifully balanced home.

Thoughtfully maintained, the house blends historic charm with practical modern living, with exposed timbers, original fireplaces, and warm, inviting spaces throughout.









STEP INSIDE

Godmans Farmhouse

STEP INSIDE

From the moment you enter, the home reveals its heritage through striking exposed studwork and timbers. The sitting room is light-filled and welcoming, centred around an antique fireplace and complemented by a beamed ceiling. The snug provides a more intimate setting, where a red brick fireplace and wood-burning stove create a cosy atmosphere.

The dining room is well suited to gatherings, comfortably accommodating a large table and enhanced by timbered ceilings, a characterful wood burner, and an original mullion window.

At the heart of the home, the farmhouse kitchen features a vaulted ceiling, bespoke cabinetry, and a mellow red brick chimney breast, offering both charm and practicality. Adjoining this space is a cloakroom/shower room. The conservatory extends the living accommodation, opening onto the garden through French doors and providing a natural setting for day-to-day living and entertaining.

Upstairs, the landing is a feature in itself, with exposed timbers and oak panelling. There are four further double bedrooms, each showcasing period character; one benefits from an en-suite shower room. An additional bedroom, located above the kitchen provides additional and versatile accommodation.

The family bathroom serves the remaining bedrooms and completes the accommodation. Throughout, each room enjoys views over the surrounding gardens and a sense of calm that reflects the home's historic origins.



STEP OUTSIDE

Godmans Farmhouse

Positioned discreetly behind mature conifers, the property is approached through a traditional five-bar gate, opening onto a generous parking area with additional access onto Godmans Lane.

The gardens are predominantly laid to lawn, punctuated by established trees including a striking weeping willow, alongside planted borders and an ornamental pond. A second gated access to the rear is automated, enhancing both convenience and security.

A collection of outbuildings adds further versatility, including a workshop, home office, and games room-ideal for those working from home, creative pursuits, or leisure activities.

LOCATION

Situated in the desirable village of Marks Tey, Godmans Farm enjoys excellent links to the A12 and Marks Tey station is only 15 minutes walk away, offering direct connections to London Liverpool Street.

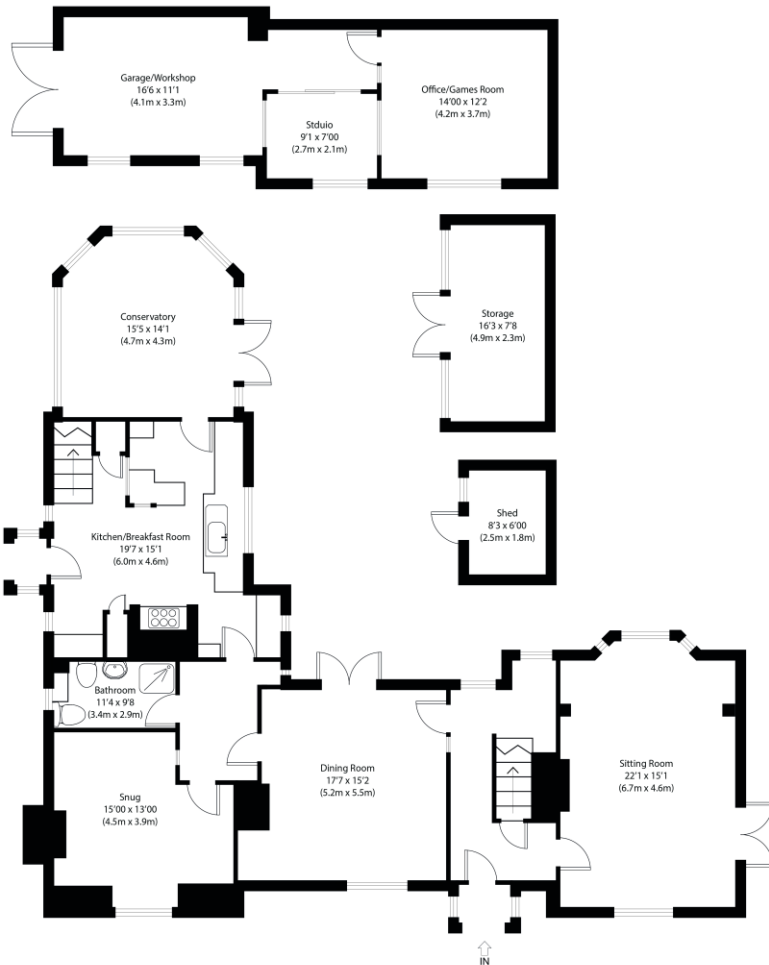
The historic Colchester City, with its excellent shopping, dining, and heritage sites, is only 15 minutes away. Chelmsford and coastal resorts like Clacton and Frinton are within easy reach, and the A120 provides access to Stansted Airport, the M11, and other major routes.

Local options include Marks Tey Primary School and Thurstable School in nearby Tiptree. Colchester also provides highly regarded secondary education, including Philip Morant School and College, as well as the selective Colchester Royal Grammar School and Colchester County High School for Girls.

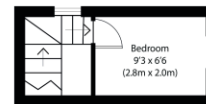
For private education, families are well served by Holmwood House School in Colchester, Littlegarth School near Nayland, and Oxford House School, all offering respected independent education within easy reach.

With its blend of accessibility, countryside surroundings, and excellent educational provision, Marks Tey remains a highly sought-after location.

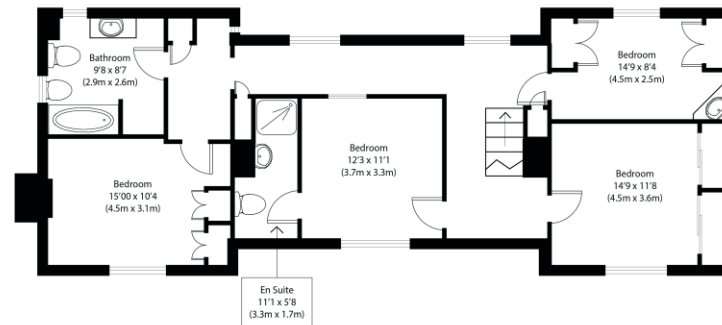
Godmans Farmhouse is a unique blend of historic charm and modern convenience, offering a perfect family home in a highly sought-after location. Don't miss the opportunity to own this exquisite piece of history.



Ground Floor



First Floor



First 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.ojphoto.co.uk



RICHARD SEELEY
SALES MANAGER

follow Fine & Country Colchester on



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright Â© 2020 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 5930387 Registered Office: Country Estates Limited, Carter Court, Midland Road, Hemel Hempstead, Herts HP2 5GE. Printed





Fine & Country Colchester
Tel: +44 01206 878155
colchester@fineandcountry.com
99 London Road, Stanway, Colchester, Essex, CO3 0NY