



DAVID
BURR

Rockingham Lodge
Layer Marney, Essex

Rockingham Lodge, Layer Marney, Essex, CO5 9UL

Rockingham Lodge is an elegantly proportioned, double-fronted, five-bedroom detached residence of striking Neo-Georgian design, occupying an outstanding and remarkably private setting within the highly regarded north Essex village of Layer Marney. Approached along a peaceful no-through lane and enjoying the considerable advantage of having no immediate neighbours, the property stands within an idyllic plot extending to approximately two acres, surrounded by established gardens, open countryside and beautifully landscaped grounds.

Comprehensively enhanced during the current owners' tenure, Rockingham Lodge has been completed to an exceptional standard, creating a highly individual family home that successfully combines classical architectural styling with an innovative contemporary interior. Two separate gated entrances provide access to the grounds, with extensive parking complemented by an impressive triple cart lodge. The gardens are a defining feature of the property, incorporating established planted borders, expansive lawns and an attractive private lake, crossed by a picturesque pedestrian bridge.

The internal accommodation is arranged around a spectacular open plan ground floor layout, designed to maximise natural light and uninterrupted views across the gardens and surrounding landscape. At its heart is an impressive indoor swimming pool, complete with an electrically operated retractable cover and an adjoining dedicated plant room. A conveniently positioned shower room with cloakroom facilities serves the pool area and provides an excellent degree of practicality for both family use and entertaining.

The principal kitchen, dining and living space forms a particularly striking focal point, with multiple banks of glazing framing far reaching views and creating a seamless visual connection between the interior and gardens. The kitchen has been finished to an exacting specification and is complemented by extensive integrated storage solutions, generous preparation areas features such as porcelain worksurfaces, Blanco sinks, Quooker tap, Neff appliances and ample space for dining and informal seating. The open arrangement lends itself exceptionally well to modern family life, large scale entertaining and relaxed everyday living.

The remainder of the ground floor has been thoughtfully configured to provide adaptable living spaces, with the generous proportions, high quality finishes and carefully considered flow of accommodation contributing to the property's exceptional sense of space. The pool, reception areas and kitchen combine to create a distinctive lifestyle environment rarely encountered within the local market.

At first-floor the accommodation is accessed from an oak staircase to the spacious landing with glazed lightwell which leads to five generously proportioned bedrooms, two of which benefit from their own en-suite facilities. The bedrooms enjoy attractive outlooks across the gardens and neighbouring countryside, while the overall arrangement provides considerable flexibility for families, visiting guests and those seeking dedicated home working space.

A substantial detached garden room provides an important additional dimension to the property. Benefiting from its own shower room facilities, the building offers excellent scope for use as guest accommodation, a home office, gymnasium, studio or leisure suite. Subject to any necessary planning and building regulation consents, it also presents considerable potential for conversion into self-contained ancillary or annexe accommodation.

Externally, the grounds are of exceptional quality and have been designed to provide a combination of privacy, recreation and visual interest. The lake forms an especially attractive centrepiece, while the established borders and mature planting provide colour and screening throughout the seasons. The extensive driveway, two gated access points and triple cart lodge ensure that the property is exceptionally well suited to households with multiple vehicles, classic cars or additional storage requirements.

Offering a combination of architectural presence, contemporary specification, extensive ancillary facilities and an outstanding countryside setting, Rockingham Lodge represents a genuinely rare opportunity. The property provides an energy conscious and comparatively low maintenance lifestyle without compromising on space, privacy or individuality, creating a residence of considerable distinction within the north Essex market.







Layer Marney is a small and historic rural village situated within the Colchester district, close to the larger settlement of Tiptree. The village is particularly associated with the magnificent Layer Marney Tower, an important Tudor landmark set among gardens and parkland, together with the parish Church of St Mary the Virgin. The sparsely developed nature of the parish contributes to its peaceful atmosphere, strong sense of rural identity and attractive surrounding countryside.

The setting offers an appealing balance between countryside seclusion and access to a broad range of everyday amenities in nearby villages and towns.

Tiptree provides shopping, schooling and recreational facilities, and is home to the world renowned brand of Wilkin and Sons Ltd Tiptee Jam.

The historic city of Colchester offers an extensive selection of retail, cultural and leisure opportunities. With key attractions such as the Colchester Castle Museum, Roman walls and gates, Colchester Zoo being one of the finest in the country .

The property is ideally located to benefit from excellent transport links via mainline stations at Kevedon and Marks Tey, the A12 to London and the A120 to Stanstead Airport a 40 minute drive away.

Rockingham Lodge is therefore ideally placed for purchasers seeking exceptional privacy and space while remaining within convenient reach of the wider facilities of north Essex. Purchasers have the opportunity to create a unique home with private lake, spacious grounds, all year round swimming pool and the potential for a helipad within the grounds .

TENURE: Freehold

SERVICES: Mains water and electricity are connected, private drainage via a modern treatment plant. Air source heat pump.

NOTE: None of these services have been tested by the agent.

EPC RATING: TBC

WHAT3WORDS: home.crackles.sublime

LOCAL AUTHORITY: Colchester City Council, Rowan House, 33 Sheepen Road, Colchester, CO3 3WG (01206 282222).

BAND: E (Likely to change on purchase)

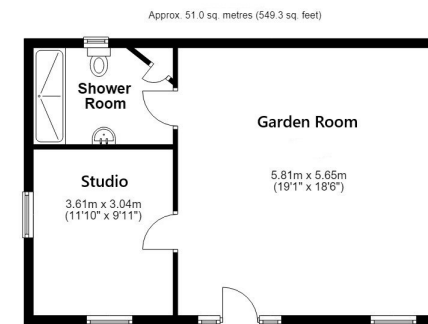
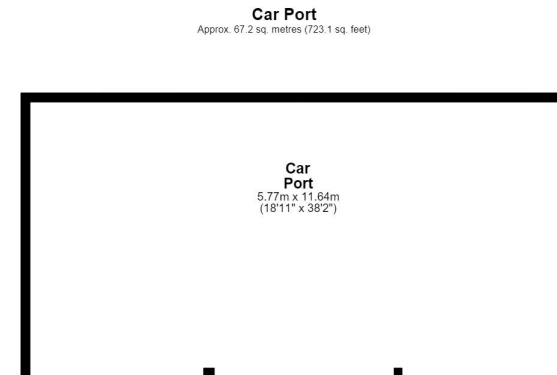
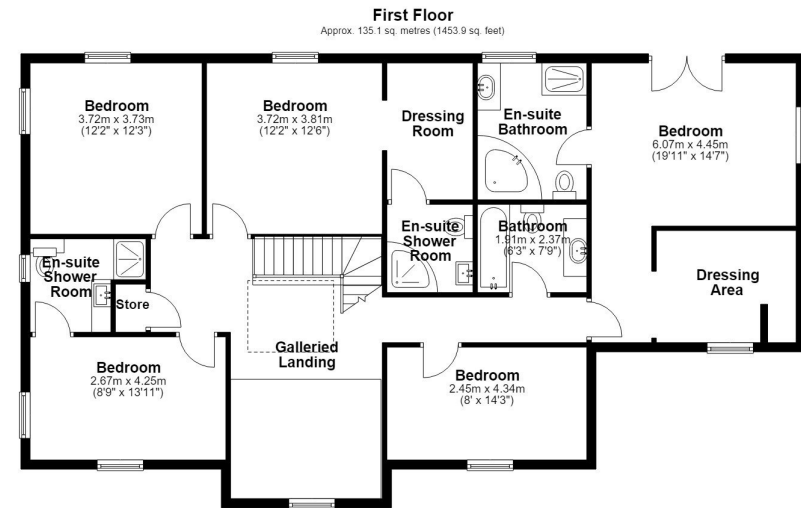
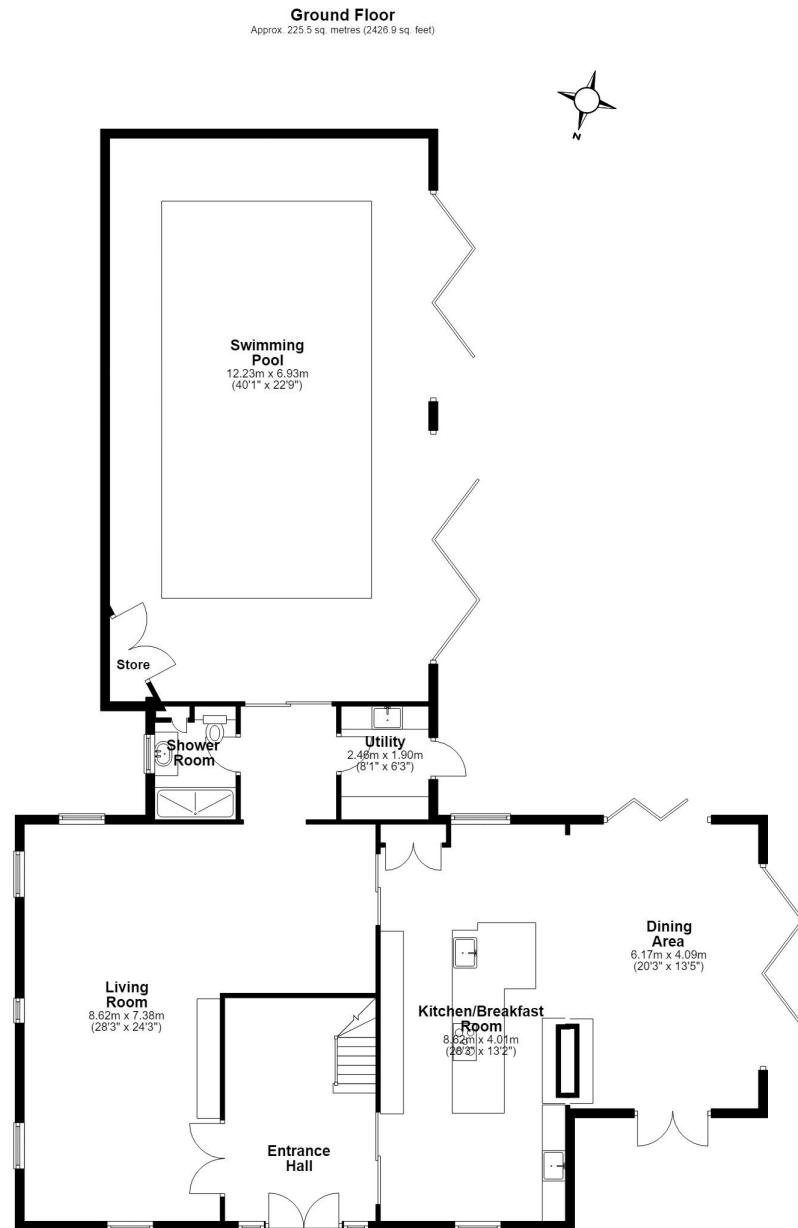
VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.







Total area: approx. 478.8 sq. metres (5153.3 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

Rockingham Farm Road, Layer Marney

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