



**Breydon Cottage**  
Wycke Lane | Tollesbury | CM9 8ST

# SELLER INSIGHT

“ We fell in love with Breydon Cottage (37 Wycke Lane) within hours of viewing it in January 2010 and moved in by May. While we are relocating for family reasons, we will be sorry to leave both the property and the village of Tollesbury.

Breydon Cottage is tucked away in a quiet cul-de-sac, in one of the most peaceful parts of the village. It offers extensive off-road parking to the front, while the rear enjoys far-reaching views across the Blackwater Estuary towards Mersea Island and the Dengie Peninsula. These views are best appreciated from the large upstairs living room, which features a vaulted ceiling and picture windows.

The 200ft garden is a particular highlight. It includes a large lawn, well-planted borders and a variety of impressive trees, including a mature oak, a young giant redwood and an eye-catching robinia. A sunny patio provides an ideal space for outdoor dining and relaxation. Further down the garden is a south-west facing summerhouse with electricity, an established orchard with apple, pear and damson trees, and a composting area at the far end.

Internally, the property has a distinctive and flexible layout. The newer section includes two generous, triple-aspect living rooms (one on each floor) and a shower room. The older part offers a kitchen/diner/snug, bedrooms, a wet room and a conservatory accessed from the dining area. The principal bedroom, along with an adjoining dressing room (or fourth bedroom), is located upstairs and benefits from beautiful rear views. Storage is excellent throughout, with full-length eaves cupboards, built-in wardrobes in three bedrooms, shelving and cupboards in the upstairs living room, and additional space in the conservatory and car port roof. There is also practical external storage, including an outbuilding, summerhouse storage and a large garden shed.

Since purchasing the property, we have made a number of improvements. The property is now connected to mains drainage, replacing the original septic. The kitchen has been upgraded with granite worktops and a Neff induction hob. The conservatory roof was replaced with a modern double-glazed roof, along with new secure doors to the dining area. The house is now fully double-glazed, with central heating served by a newer oil-fired boiler.

Tollesbury is a characterful and historic coastal village, long associated with farming, fishing and sailing, with a thriving sailing community, two clubs and a well-equipped marina within a short walk, and a strong sense of community offering a wide range of clubs and activities, from sport and crafts to music, theatre and fitness.

The centre of the village, within easy walking distance, retains its traditional charm and provides a wide range of amenities including a primary school, GP surgery, pharmacy, churches, shops, cafés, a pub, and a Post Office. There is also a larger store nearby. Additional village facilities include a seawater paddling pool, cafés, local trades and regular visiting food vans.

For wider amenities, the nearby village of Tiptree offers supermarkets and further services, while Maldon, Colchester and Chelmsford are all within easy driving distance, providing excellent shopping, dining, healthcare and transport links.

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









# STEP INSIDE

## Breydon Cottage

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### OVERVIEW

Occupying a plot of approximately half an acre, this detached four-bedroom character home offers generous and adaptable accommodation, with three reception areas and far-reaching estuary views. The layout is designed to provide both flexibility and flow, and includes a striking first-floor lounge, along with a substantial additional reception room.

### STEP INSIDE

The entrance hall sets the tone, offering a bright and welcoming introduction with tiled flooring and access through to the rear garden.

At the heart of the home, the kitchen is comprehensively fitted and connects naturally to the dining room, where wood flooring and an open feel make it ideal for everyday living. This space continues into the conservatory, a particularly light-filled area overlooking the garden.

The ground floor includes two double bedrooms, each well proportioned and filled with natural light. A stylish family bathroom features a freestanding bath alongside a contemporary wet room shower. A separate room provides additional practicality, with scope to be utilised as an office.

A standout feature of the property is the large reception room, complete with its own kitchen area, shower room and access to the garden. This versatile area can function as guest accommodation, independent living space or a work-from-home environment.

To the first floor, the lounge creates a focal point of the home. With a vaulted ceiling and elevated position, it enjoys impressive estuary views and a bright, open atmosphere.

The principal bedroom is also located on this level, benefiting from full-length eaves cupboards and direct access to a further room, currently used as a dressing room but equally suited as a fourth bedroom or study.



# STEP OUTSIDE

## Breydon Cottage

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### STEP OUTSIDE

The property is approached via a generous gravel driveway providing extensive off-road parking, leading to a double carport. The front garden is laid to lawn with established planting, creating an attractive and welcoming approach.

The rear garden offers both scale and maturity, with a large lawn bordered by well-stocked beds and shrubs. A paved patio area sits directly behind the home, providing space for outdoor seating and entertaining.

Further features include a summer house with power and lighting and a storage section at the rear, and a very large shed. Beyond the main garden lies an orchard area, adding depth and character to the grounds and offering space for cultivation or quiet retreat.

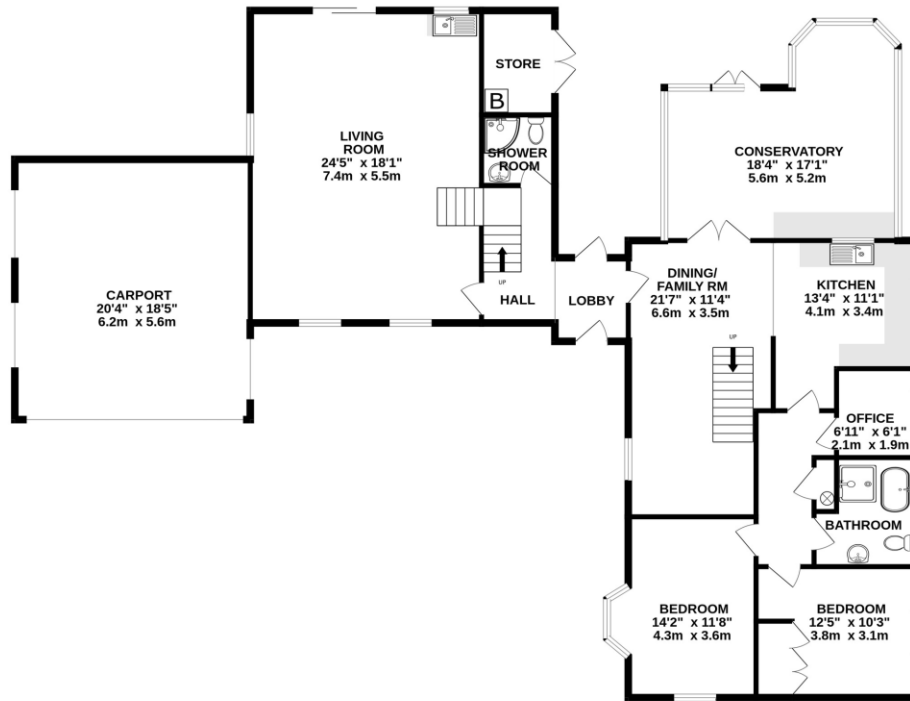
### LOCATION

Situated in Tollesbury, this property enjoys a highly regarded village setting on the Essex coastline, with attractive estuary surroundings. The village provides everyday amenities including a general store, cafés, public house, a marina, sailing club and scenic waterfront walks, all within easy reach.

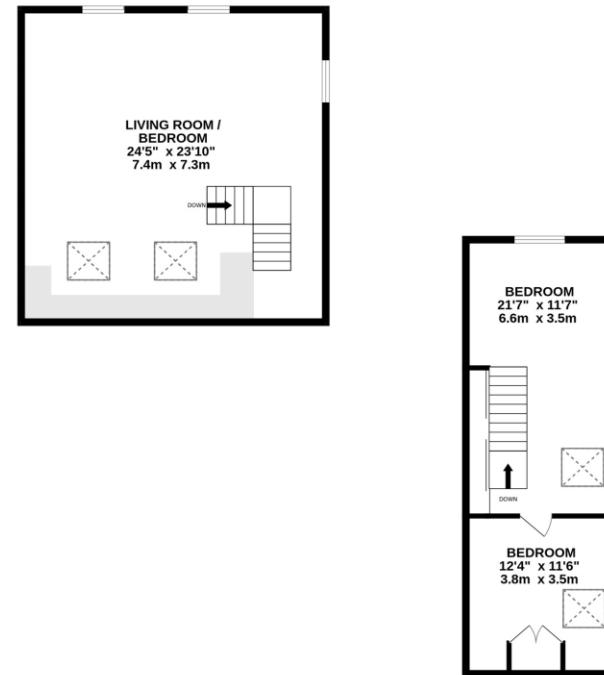
For education, Tollesbury Primary School serves the village, while secondary schooling is available in nearby Maldon, including the well-regarded Plume School, Tiptree, Chelmsford and Colchester. Independent options within accessible distance include Elm Green Preparatory School in Little Baddow and New Hall School in Chelmsford, both offering strong reputations for academic achievement.

The area is well suited for those who enjoy outdoor pursuits, with coastal walks, sailing, and nature reserves close by. Maldon provides a wider range of shopping, dining and leisure facilities, while Chelmsford offers more extensive amenities along with mainline rail services to London Liverpool Street, making the location practical for commuting.

**GROUND FLOOR**  
2061 sq.ft. (191.5 sq.m.) approx.



**1ST FLOOR**  
974 sq.ft. (90.5 sq.m.) approx.

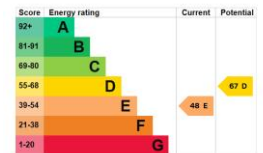


**TOTAL FLOOR AREA : 3035 sq.ft. (282.0 sq.m.) approx.**

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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**RICHARD SEELEY**  
SALES MANAGER

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