



Compasses Road | Pattiswick | CM77 8BG

FINE & COUNTRY









# STEP INSIDE

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Set amidst open farmland, this beautifully converted and extended four bedroom country home was originally formed from two mid 19th century farm workers' cottages. The property has been thoughtfully transformed into a substantial family residence, effortlessly blending period character with practical modern living.

Surrounded by open countryside and enjoying gardens on three sides, the house offers a rare sense of space, privacy and connection to nature. Additional benefits include high speed Gigaclear full fibre broadband, VoIP telephone, oil fired central heating, and a double garage with adjoining store.

## STEP INSIDE

The entrance porch opens into the drawing room, a versatile and characterful space which once served as the original living room. Behind contemporary panelling lies an inglenook fireplace, a reminder of the home's origins, while French doors open directly onto the garden. This room has previously been reconfigured to incorporate a home office and could easily be adapted again, offering flexibility for modern lifestyles. It is currently also well suited as a formal dining room.

Double doors lead through to the principal living room, a wonderfully elegant space centred around a striking cast iron Victorian fireplace, reclaimed from a mews house opposite Buckingham Palace. The intricate detailing of the fireplace was revealed following careful sandblasting, and is complemented by fine egg and dart plaster coving. Sliding sash windows with a window seat frame uninterrupted views across the fields to the west, while French doors open to the garden, filling the room with natural light.

The kitchen/dining room is fitted with oak shaker style cabinetry, black granite work surfaces and a built in fridge, dishwasher, Neff ovens with steam option and breakfast bar area. Additional storage is discreetly incorporated within the dining area.

A utility room leads off the kitchen, providing further storage, sink, and space for washing machine, tumble dryer, additional fridge and freezer, along with housing for the oil fired boiler.

Upstairs, four generous double bedrooms are arranged around a large central landing. All bedrooms feature fitted wardrobes, with the principal bedroom benefiting from an en suite bathroom. A spacious family bathroom, walk in airing cupboard, and access to two loft spaces (one fully boarded with power and lighting) complete the accommodation.



# STEP OUTSIDE

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## STEP OUTSIDE

The gardens wrap around the house on three sides and merge seamlessly with One Cock Pheasant Spinney, a small established woodland bordering the property. A greenhouse sits to the Spinney side, while two side gates and a double five bar gate provide access to the rear garden.

From the utility room, a door opens onto a south facing sandstone paved terrace leading to a garden store, raised decking area and summer house. This area forms the main outdoor living space, with room for dining, and sun. Mature yew hedging encloses the decking, creating a sheltered courtyard atmosphere distinct from the wider country garden.

The paving continues around the rear of the house beneath a brick and timber gazebo draped in mature wisteria, with a water feature positioned beneath. An additional outside dining structure with fabric roof and sides sits on the lawn, ideal for entertaining.

A pond in the corner of the garden, complete with fountain, lilies and water irises, attracts visiting ducks and moorhens and enhances the tranquil setting. To the rear, open farmland stretches eastwards, capturing spectacular sunrises, while views to the front enjoy the warm glow of the setting sun over rolling fields.

The in and out gravel driveway provides ample parking and access to the double garage with adjoining store.

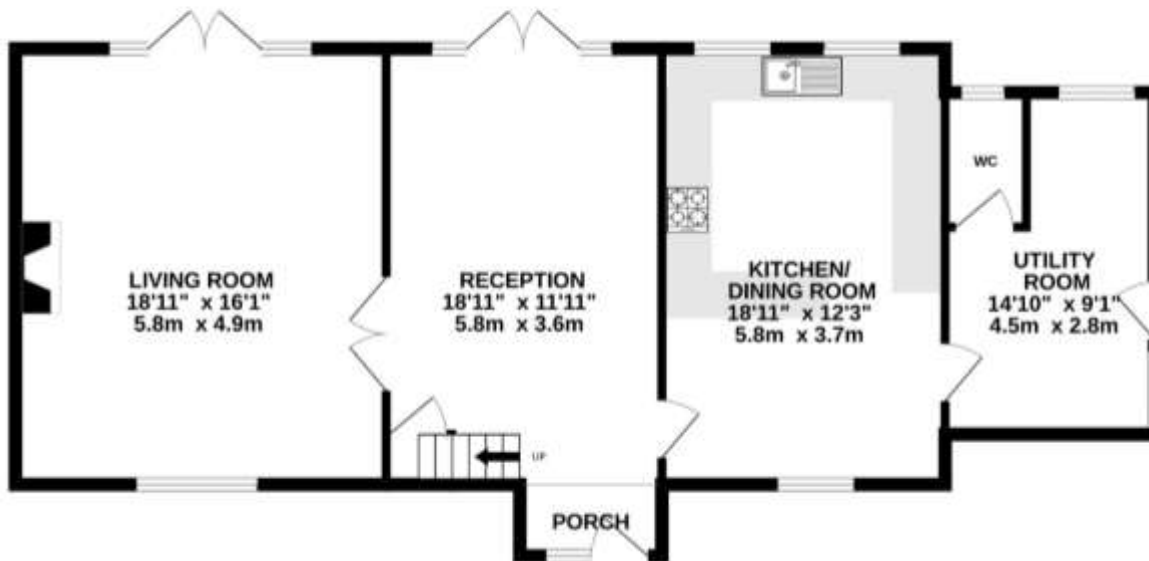
## LOCATION

Spinney House is set within unspoilt Essex countryside, surrounded by farmland and an extensive network of footpaths and bridleways. From the house, scenic walks lead within minutes to Monks Wood, a designated ancient woodland, and onwards to Marks Hall with its arboretum and cafe. The property is well connected being within 2 miles of A120, 10 minutes from the London-Liverpool St main line at Kelvedon and 20 minutes from London Stanstead airport.

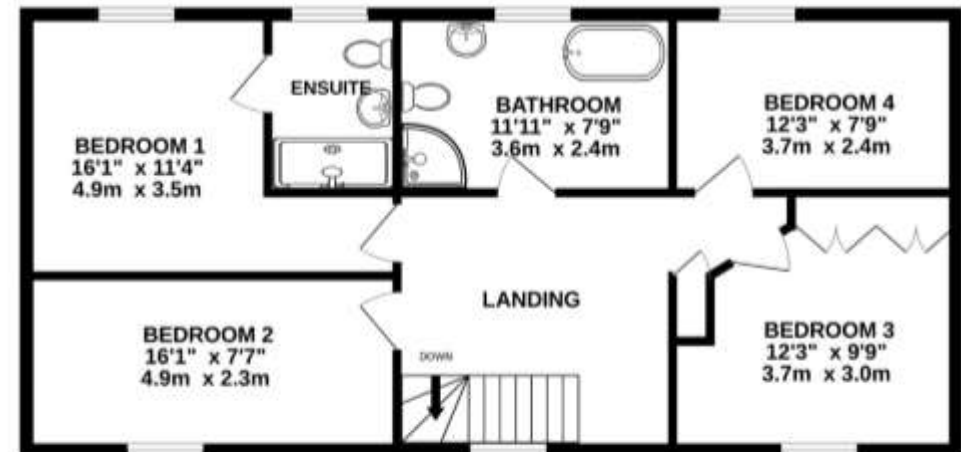
Despite its peaceful rural setting, the property remains well connected for modern living, supported by Gigaclear full fibre FTTP broadband and offering an exceptional balance of seclusion, heritage and accessibility.



**GROUND FLOOR**  
909 sq.ft. (84.4 sq.m.) approx.



**1ST FLOOR**  
762 sq.ft. (70.8 sq.m.) approx.



**TOTAL FLOOR AREA : 1671 sq.ft. (155.2 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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