



Rockinghams Lodge
Layer Marney | CO5 9UL









STEP INSIDE

OVERVIEW

An exceptional five-bedroom country residence in the heart of Layer Marney, extending to almost 5,000 sq.ft. with panoramic countryside views, an indoor swimming pool, triple-bay cart lodge, detached garden room and beautifully landscaped grounds, offering luxury family living in a superb village setting.

STEP INSIDE

A welcoming entrance hall immediately establishes the sense of space and quality found throughout the home, with an impressive galleried landing overlooking the entrance hall below and creating a striking focal point.

The principal reception rooms have been thoughtfully arranged to suit both family life and entertaining. The generously proportioned living room is filled with natural light and connects seamlessly to an elegant orangery, where extensive glazing frames the surrounding gardens and countryside beyond.

At the heart of the home lies the expansive kitchen and breakfast room, offering excellent preparation space, extensive storage and room for informal gatherings. Open-plan to the adjoining dining area, it provides a sociable. A separate utility room adds practicality and convenience.

One of the property's defining features is the impressive indoor swimming pool complex, creating a private leisure environment for year-round enjoyment. The pool area is complemented by a lobby, shower room and pump room, while extensive glazing enhances the sense of light and connection with the surrounding grounds.

The first floor is arranged around the attractive galleried landing. The principal bedroom suite benefits from a dressing room and luxurious en-suite bathroom, while a second bedroom suite also enjoys its own dressing room and en-suite facilities.

Two further bedrooms each feature en-suite shower rooms, providing excellent accommodation for family and guests. The fifth bedroom offers flexibility as additional sleeping accommodation, a nursery, study or hobby room, while a family bathroom serves the remaining accommodation.



STEP OUTSIDE

STEP OUTSIDE

The beautifully landscaped grounds offer excellent opportunities for outdoor entertaining, recreation and peaceful enjoyment of the surrounding countryside. Open views stretch across neighbouring farmland, while a private lake contributes to the idyllic setting and enhances the sense of tranquillity.

Adding significant versatility is a detached garden building, currently arranged as a garden room, gym and reception space with a separate office and shower room. This adaptable facility is ideal for home working, fitness, creative pursuits, guest accommodation or multi-generational living.

A substantial triple-bay cart lodge provides extensive covered parking and storage, while the gated driveway offers ample parking for numerous vehicles. The grounds may also provide potential for the installation of a private helipad, subject to any necessary consents, offering convenient access for those requiring rapid travel connections.

LOCATION

Layer Marney is widely regarded as one of Essex's most desirable villages, renowned for its historic character, beautiful countryside and strong sense of community. The village is home to the magnificent Layer Marney Tower, England's tallest Tudor gatehouse.

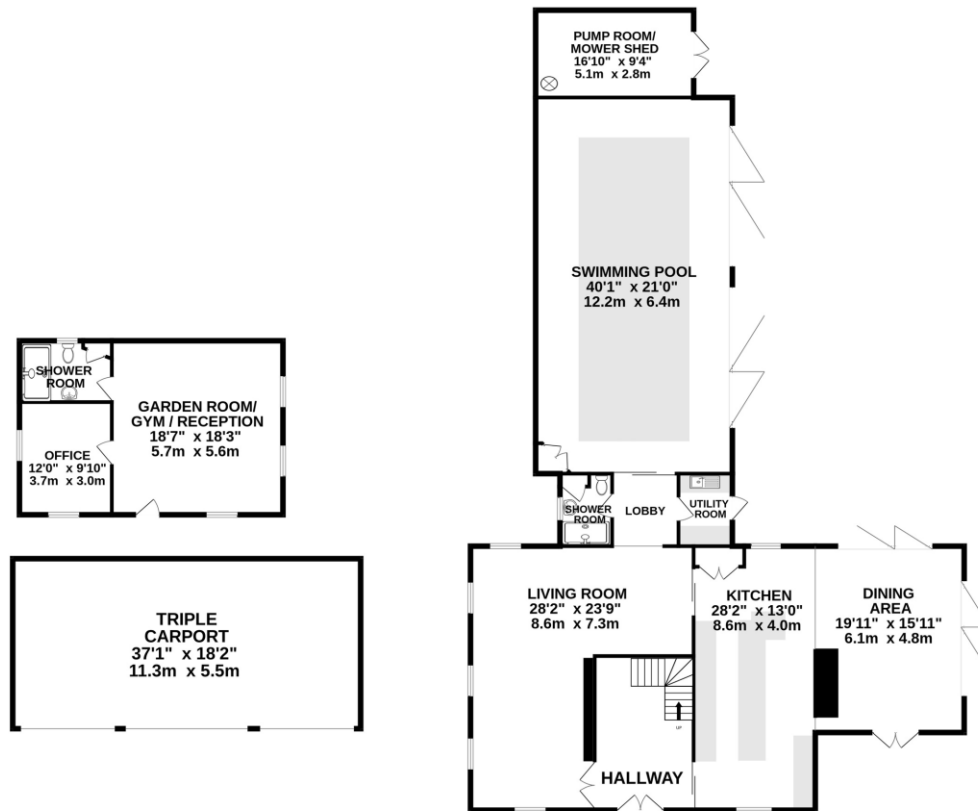
Despite its peaceful rural setting, the village remains conveniently positioned for access to Colchester, Tiptree, Maldon, as well as Mersea Island.

Nearby Tiptree provides an excellent range of day-to-day amenities, including supermarkets, independent retailers, cafés, restaurants, medical facilities and leisure amenities. Colchester offers a comprehensive selection of shopping, cultural and recreational facilities, including Colchester Castle, Firstsite Gallery, the Mercury Theatre and the renowned Colchester Zoo.

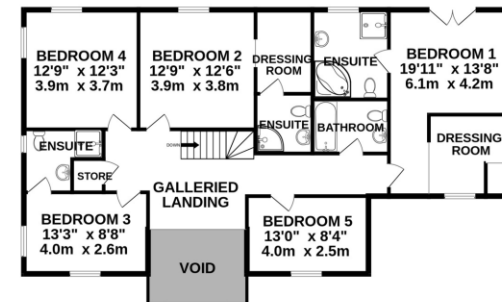
The area is exceptionally well served by a range of highly regarded schools. State options include Layer-de-la-Haye Church of England Primary School, Birch Church of England Voluntary Aided Primary School, Milldene Primary School and the excellent selection of schools within Colchester. Independent schools within convenient reach include Holmwood House School, St Mary's School Colchester, Oxford House School, Colchester High School, the Royal Hospital School and Ipswich School.

Excellent transport links make the property particularly appealing to commuters seeking country living without compromising accessibility. Kelvedon and Marks Tey railway stations are both within approximately an 11-minute drive and provide direct services to London Liverpool Street in under an hour. Road connections allow convenient access to Colchester, Chelmsford, Braintree and the wider county, while Stansted Airport is 29 miles away.

GROUND FLOOR
3658 sq.ft. (339.9 sq.m.) approx.



1ST FLOOR
1302 sq.ft. (120.9 sq.m.) approx.



TOTAL FLOOR AREA : 4960 sq.ft. (460.8 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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ELLIOT LEVY
ASSISTANT MANAGER

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