



GAME ESTATES

PROPERTY SALES & LETTINGS

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Copped Hall
Chappel Road
Colchester
Essex
CO6 1JD

£950,000



Game Estates are proud to present **Copped Hall**, an exceptional residence set within the picturesque village of Great Tey, where the rear garden sits perfectly framed by the historic church beyond, a setting that captures the very essence of the English countryside. It's the kind of backdrop that evokes long summer afternoons, where you can almost imagine the scent of freshly cut grass, the clink of glasses, and the simple pleasures of village life. Positioned within the grounds of the former vicarage orchard and in a conservation area, this striking home offers the charm and presence of a period property, whilst benefiting from a later construction (circa 1985), combining character with modern practicality. A sweeping driveway provides extensive off-road parking alongside a detached double height and width garage - with free-standing sink (hot/cold water) and a home gym on the top floor. The property is surrounded by a brick/flint wall, with five bar wooden gates. Upon entering, you are welcomed by an impressive central hallway, where a beautifully crafted staircase rises to a galleried landing above, creating a wonderful sense of space and symmetry. The ground floor has been thoughtfully arranged to provide a balance of formal and informal living, centred around a stunning kitchen/diner and complemented by multiple reception spaces, all enjoying a strong connection to the rear garden. Upstairs, the property continues to impress with five well-proportioned bedrooms, including a principal suite with en-suite, all arranged around a striking galleried landing that enhances both light and flow throughout the home.

**A unique, one-off property located in the pretty
village of Great Tey**

Beautifully presented 5-bedroom home

**Impressive Entrance and Gallery style
Staircases to the first floor**

**Dual aspects of the Church throughout
the property**

**Detached Double height and width Garage
with free-standing sink (hot/cold water)
home gym on top floor**

**Built 1985
EV charger
Oil fired central heating**

**Large lounge, kitchen/ Diner, cinema room,
ground floor cloakroom, family bathroom,
en-suite bathroom**

**Sweeping gravel drive with Five bar wooden
gates**

- **Entrance Hallway**

4.78m x 5.47m (15' 8" x 17' 11")

An impressive introduction to the home, featuring tiled flooring, a central solid wood staircase, and a sense of space and grandeur. Doors leading to all principal rooms including the lounge, kitchen/diner, cinema room, cloakroom and additional storage.

- **Lounge**

7.70m x 4.20m (25' 3" x 13' 9")

A beautifully presented multi-aspect reception room with a feature bay window overlooking the side garden and church. A striking fireplace with working log burner creates a natural focal point, while bi-fold doors open directly onto the rear garden, allowing for seamless indoor-outdoor living. Finished with LVT flooring and presented in excellent condition. Window to front aspects.

- **Kitchen / Diner**

8.38m x 3.93m (27' 6" x 12' 11")

The true heart of the home, this impressive space enjoys windows on three aspects, flooding the room with natural light. It features a large central island, induction hob with extractor, high-level ovens, pantry storage, and two sinks set within elegant marble and solid wood worktops with chrome mixer taps. There is ample space for a substantial dining table, making it ideal for both everyday family life and entertaining, with character beams adding warmth and charm.

- **Cinema Room / Snug**

3.05m x 4.35m (10' x 14' 3")

Located to the rear of the property, this cosy and inviting space provides the perfect retreat for relaxing evenings or watching films, a more intimate contrast to the main living areas.

- **Cloakroom**

1.88m x 1.00m (6' 2" x 3' 3")

A well-appointed ground floor cloakroom featuring a concealed cistern WC, hand basin set within a vanity unit, and heated towel rail.

- **Galleried Landing**

3.82m x 5.47m (12' 6" x 17' 11")

A true centrepiece of the home, with two front-facing windows allowing natural light to pour in, creating a sense of openness and architectural interest

- **Principal Bedroom**

3.58m x 4.19m (11' 9" x 13' 9")

An impressive dual-aspect room with views over the rear garden and towards the church. Generous in size, it benefits from built-in storage, new carpeting, and a refined finish throughout.

- **En-Suite**

2.10m x 1.84m (6' 11" x 6')

Stylishly finished, featuring a walk-in double shower with glass screen, a designer sink set on a quartz surface with vanity storage beneath, concealed cistern WC, and full tiling.

- **Bedroom Two**

3.14m x 4.20m (10' 4" x 13' 9")

A large double room with front and side aspects, enjoying views towards the church and benefiting from built-in storage, new carpeting.

- **Bedroom Three**

2.78m x 3.94m (9' 1" x 12' 11")

Another impressive double bedroom with dual aspect windows and built-in storage, presented in excellent condition, new carpeting.

- **Bedroom Four**

3.89m x 3.93m (12' 9" x 12' 11")

A further well-proportioned double room with dual aspect views over the rear garden and side aspect, new carpeting.

- **Bedroom Five / Study**

2.12m x 2.94m (6' 11" x 9' 8")

Currently used as a home office, this versatile room offers a side aspect and loft access, suitable as a study or additional bedroom, new carpeting.

- **Family Bathroom**

Beautifully appointed with both a bath and separate walk-in shower, a designer sink set on a quartz worktop with fitted vanity units, concealed WC, heated towel rail, and a window overlooking the rear garden

- **Outside**

Property is gated with wooden five bar double and single gates

Double height and width detached garage, with power and water, dual windows.

Front garden with mature shrubs adding privacy, rear and side walled garden, garden behind garage includes two oil tanks, and wooden shed.

- **Detached Double height and width Garage: 6.03m x 5.57m (19' 9" x 18' 3")**

Freestanding sink with hot and cold water, pressurized tank, home gym on top floor.

AWAITING FLOORPLAN

AWAITING EPC



