

Boxted Lodge, Colchester, Essex





A secluded Grade II listed village house, set in 24 acres of beautiful gardens and grounds on the edge of Colchester.

Summary of accommodation

Main House

Entrance hall | Drawing room | Sitting room | Dining room
Music room | Kitchen/breakfast room | Office | Pantry
Utility room | Cellar
Eight bedrooms | Two dressing rooms | Three bathrooms

Garden Cottage

Reception room | Kitchen/dining room
Two bedrooms | Family bathroom

Gate Cottage

Reception room | Kitchen/dining room
Two bedrooms | Family bathroom

Garden and Grounds

Walled garden | Outbuildings and store rooms
Stables | Paddocks | Garden and Grounds

**In all about 24 acres
For sale as a whole**



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Situation

Boxted Lodge is approached via a long gravel private drive off Boxted Straight Road, on the edge of the Dedham Vale AONB. The house is set in a secluded and picturesque position in rural Essex, with the benefits of great connectivity.

Colchester can be reached in less than 10 minutes and offers a range of shopping, educational, recreational and leisure facilities. The village of Boxted is home to a primary school, village hall and a café. Nearby, a butcher, greengrocer, post office and various farm shops can be found, with a Waitrose in Colchester.

Transport: The property benefits from excellent connectivity with the A12 5 minutes away and Colchester station offering direct trains to Stratford (for Canary Wharf) and London Liverpool Street in less than 45 minutes. Colchester also offers fast trains to Norwich every 30 minutes, taking 50 minutes, and other frequent local trains to Clacton, Ipswich, Chelmsford and Harwich. Stansted Airport is conveniently located 30 miles away, yet the property is not impacted by any flight paths.

Schools: There are numerous good schools in the area, in both the public and private sector. Notably, Boxted St Peter's VC Primary School in the village, Littlegarth School in Nayland and Colchester Grammar School. In addition, the Royal Hospital School (RHS), Orwell Park, Ipswich High School, Holmwood House and Ipswich School.

Activities: Galleries at Munnings House in Dedham and Gainsborough's House in Sudbury. Museums at Kentwell Hall in Long Melford, Ipswich Museum and museums in Colchester. Colchester Zoo and Jimmy's Farm for children. For equestrians, the local pony club is the Essex & Suffolk Hunt, riding can be found at Langham and Stratford Hills, and the local point-to-point is in Higham. The coastal town of Frinton-on-sea is 20 miles away and offers a beautiful beach and a well-known tennis tournament. Golf can be found at Stoke by Nayland and Hintlesham Hall.

Restaurants: Le Talbooth, Pavilion Restaurant, Suffolk Food Hall, Milsoms, Dedham, Hintlesham Hall and The Crown in Stoke-by-Nayland.



Distances

Colchester (London Liverpool Street in 45m) 4 miles, Dedham 4 miles, Ipswich 14.2 miles, Stansted Airport 30 miles, London 70 miles.

(All distances and times are approximate)



Boxted Lodge

Boxted Lodge was historically the hunting lodge for Boxted Hall, extended in 1792 and again in 1886. It has been in the same family ownership since 1978. The house achieved its Grade II listing in 1982 for its Georgian style and features.

The centrally located front door leads into the entrance hallway, off which are two bright reception rooms. The drawing room, due south, has a dual aspect of the gardens and direct access outside. Many of the original features are still intact, with detailed cornicing, sashed bay windows with shutters and a large open fireplace. On the opposite side of the hall, the study benefits from a marble fireplace with similar views and proportions to the drawing room.

Off the entrance hall is the music room with a grand staircase and beautiful arches framing the corridor and doors to the garden. This leads to the kitchen/breakfast room, a downstairs loo, and the dining room with double doors to the garden.

To the rear of the house is an office, pantry and large utility room which retains many original features from its previous life as a hunting lodge. There is also a back staircase leading to the first floor and access to the large cellar.



The beautiful staircase leads to an open landing, off which there are four large bedrooms, two smaller bedrooms, two dressing rooms and three bathrooms. The two principal bedrooms at the front of the house benefit from large sash windows and balconies overlooking the gardens.

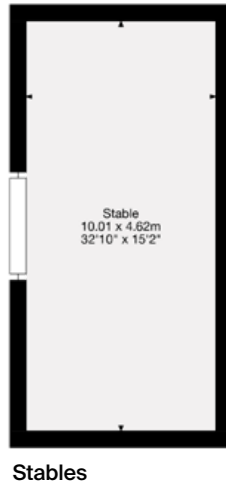
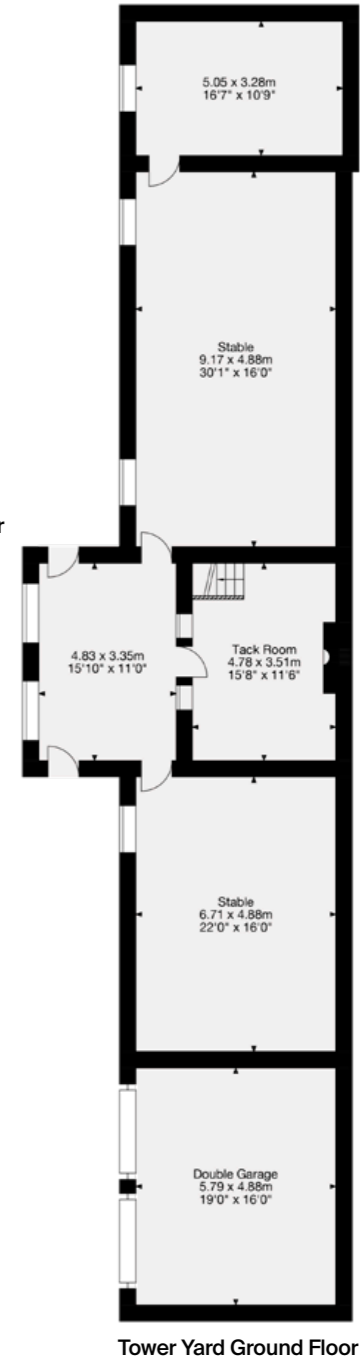
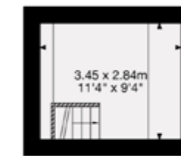
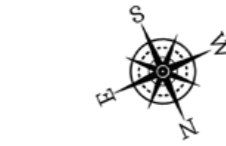
The second floor can be reached from the main landing and provides a further two bedrooms, one of which is currently used as a games room, and a store room.

Approximate Gross Internal Floor Area

Main House: 7,570 sq ft / 703.3 sq m (includes garage)

Outbuildings: 3,182 sq ft / 295.6 sq m

Total: 10,752 sq ft / 998.8 sq m





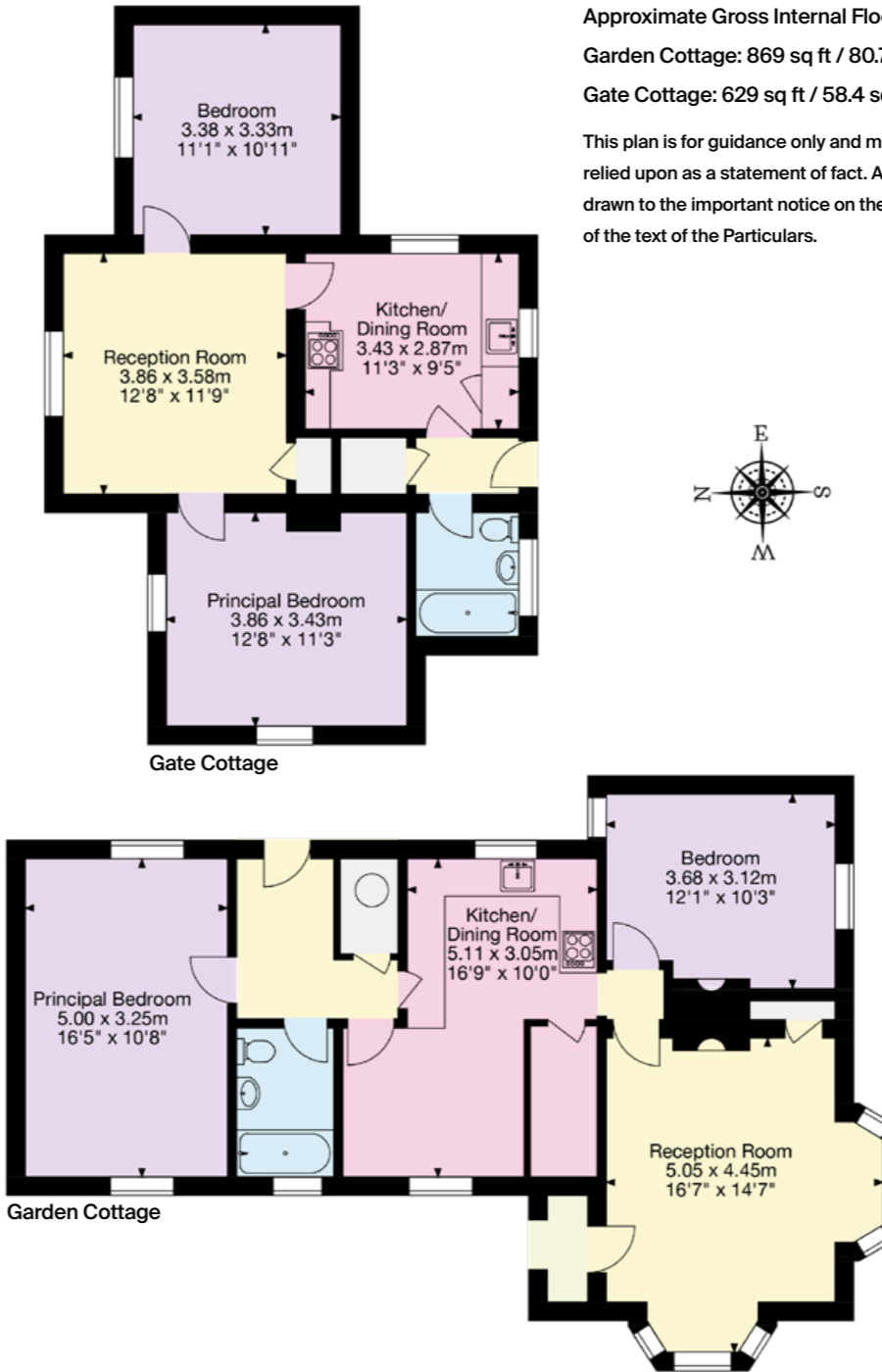
Garden and Grounds

The garden and grounds surrounding the house are laid to lawn with established herbaceous borders and flower gardens. There is a stunning walled garden at the rear of the property which boasts beautiful flowers, planted borders and ornate box hedging, as well as rare trees and an orchard. Set within the walled garden are two greenhouses, a vegetable patch and plenty of space for entertaining or garden games.

The variety of plants ranges from eucalyptus, rhododendrons, fig trees, camellias, magnolias and azaleas, acers, hydrangeas and roses plus Spring bulbs such as snowdrops, daffodils and narcissi, bluebells and white foxgloves in fields and woods.

Beyond the walled garden, a ha-ha wraps around the back of the western corner of the garden, with stunning views over the surrounding farmland.

Boxted Lodge is an elegant and traditional family home, flooded with lots of natural light and set in glorious gardens and grounds.



Cottages

Garden Cottage: Garden Cottage forms part of the old stable block and Tower yard and sits in a private position with a large garden. The cottage comprises a reception room, kitchen/dining room, two bedrooms and a bathroom.

Gate Cottage: Gate Cottage sits at the head of the drive and extends to 629 sq ft over one floor. It comprises a reception room, kitchen/dining room, two bedrooms and a bathroom.

Vacant possession of both these properties will be offered on completion.



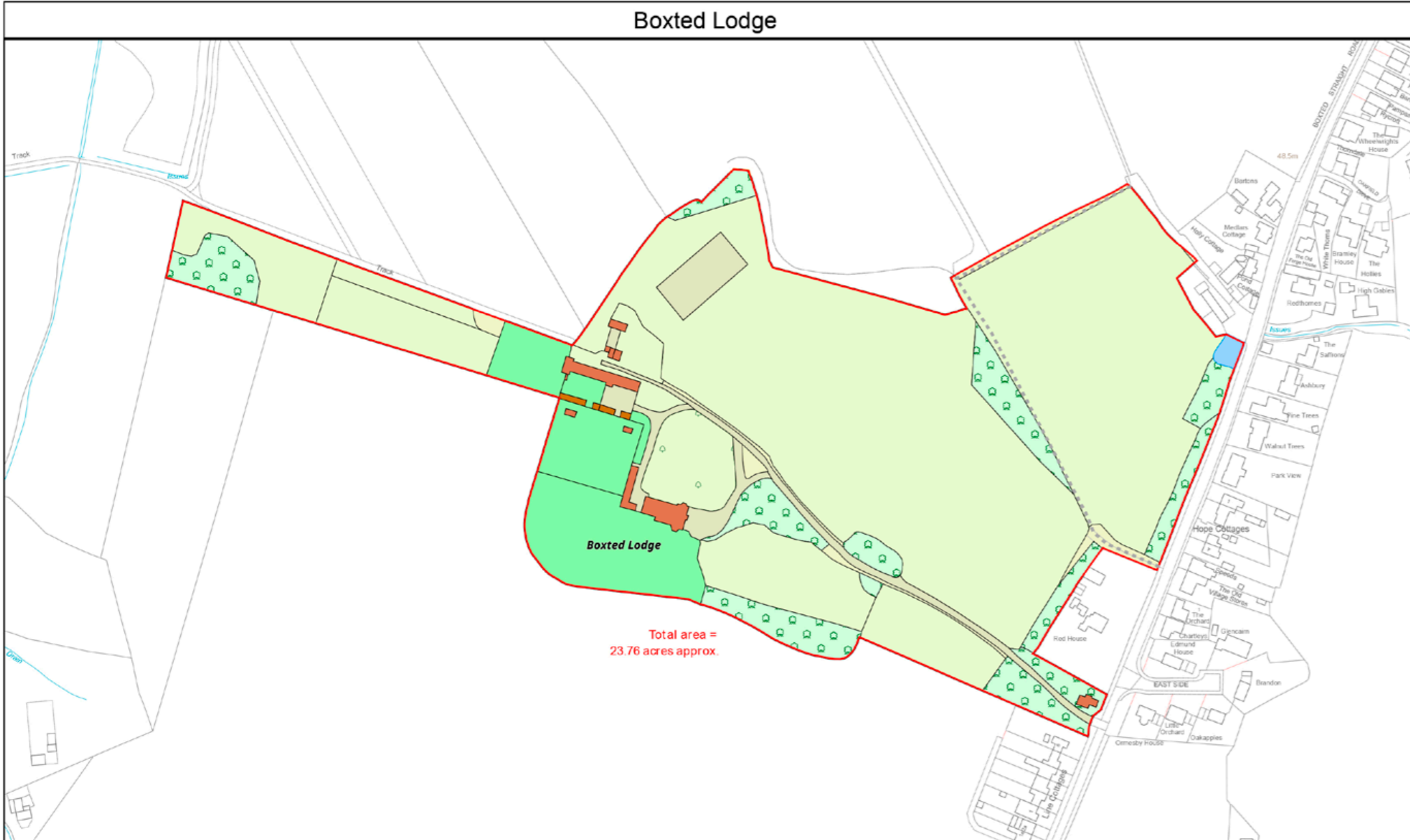
Outbuildings

There are a range of outbuildings, including potting sheds, log stores, workshops and a car port for two cars to the rear of the house. There is a further courtyard of period outbuildings set off the main drive with traditional stables, garaging and additional storage which offers the opportunity for conversion or modernisation, subject to the necessary consents.

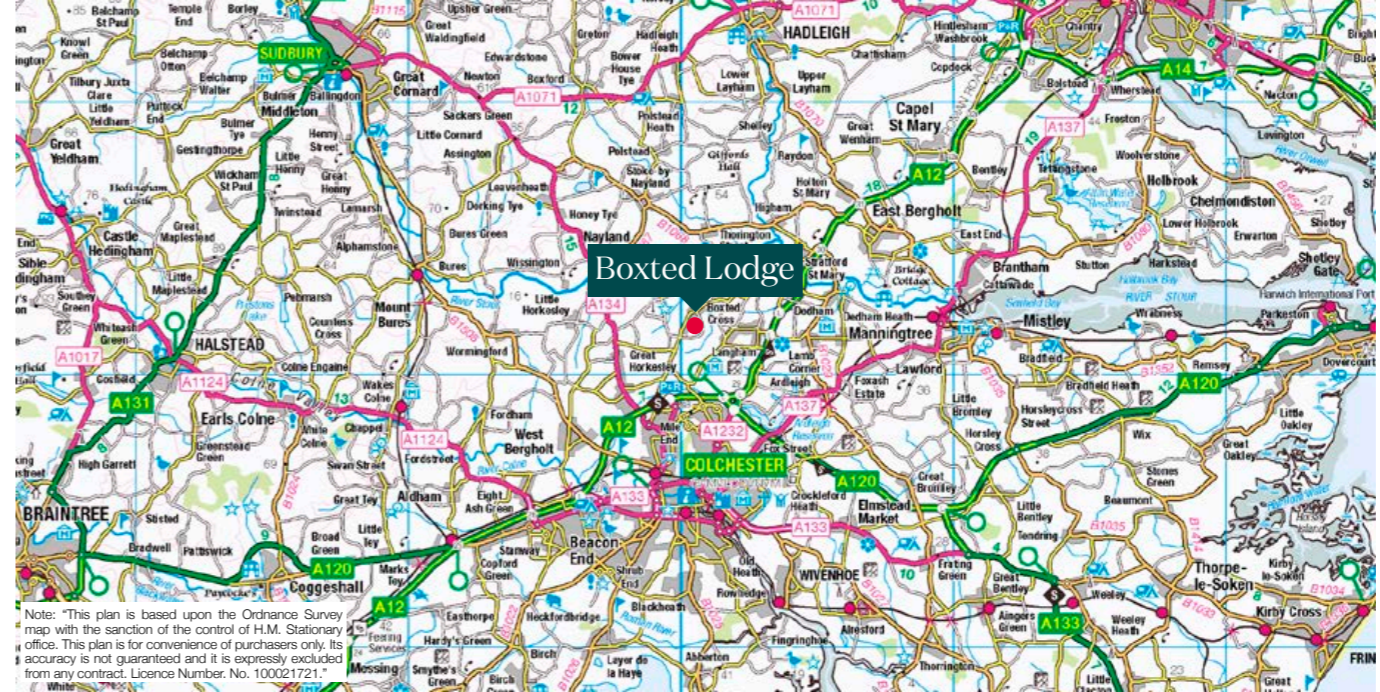
Adjacent to the Tower yard is a stable block that houses two stables and a tie-up area.

Land

The land at Botted Lodge extends to 23.76 acres, 14 acres of which are paddocks and meadows. The land is well fenced and there is water supplied to the fields.



LDS Ltd Plan Preparation Unit 15, Glenmore Business Park Telford Road Salisbury SP2 7GL (e) planprep@lds-survey.co.uk			Date: 23.02.24 Drawn By: CW Scale: 1:3000 @ A4 File Ref: Title: Boxted Lodge
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Property information

Method of Sale: The property is offered for sale freehold as a whole with vacant possession by private treaty.

Easements, Wayleaves and Rights of Way: The property is sold subject to and with the benefit of all rights of way either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not. There is one footpath across the property which runs along the side of the paddock to the east, off Straight Road.

Services: Boxted Lodge & Garden Cottage: Mains water, electricity and oil fired central heating with private drainage. Excellent broadband.

Gate Cottage: Mains water, electricity and drainage with electric heating.

EPC Ratings: Boxted Lodge - F
 Gate Cottage - G
 Garden Cottage - E

Fixtures and fittings: All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale, including curtains, light fittings, free standing domestic and electric items, garden machinery and agricultural machinery.

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Local Authority: Colchester City Council

Council Tax Band: Boxted Lodge - H
 Gate Cottage - C
 Garden Cottage - C

Postcode: CO4 5QR

what3words: reviewed.warping.proposals

Viewings

All viewings strictly by appointment only through the vendor's sole selling agents, Knight Frank LLP.



