

Rectory Road, Great Bromley Colchester, CO7 7JA

51°88′98″N , **1°02′83″W** what3words///download.drawn.vest

COUNTRY
HOUSE



ABOUT THIS HOUSE



opley Dene is a striking Grade II* listed country house, set at the end of a long lime tree avenue and surrounded by five acres of mature gardens and grounds. Built in the Queen Anne period, its red brick elevations, all sash windows and balanced proportions embody the quiet grandeur of classic English architecture.

At the heart of the house is a handmade Devol kitchen, beautifully crafted, understated and effortlessly cool. With a walk-in larder and pantry, it's as practical as it is stylish. A newly built terrace leads directly from the kitchen, creating a natural flow into the garden and making the most of the west-facing aspect, ideal for entertaining and family life. Inside, period features have been carefully preserved and restored, panelled walls, deep skirting boards, original floorboards, decorative architraves and open fireplaces.











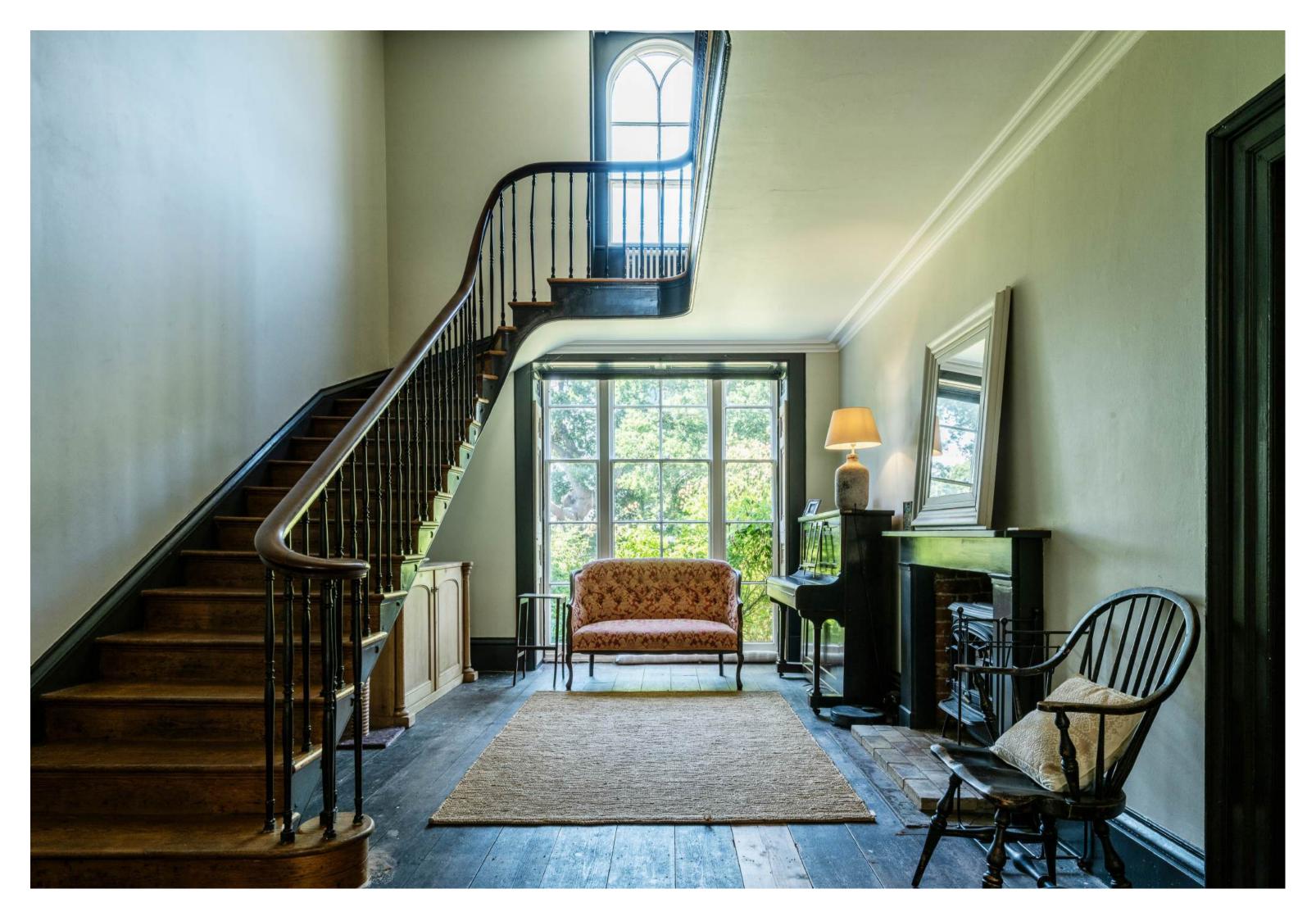
ABOUT THIS HOUSE



filled space with high ceilings, restored floorboards and a sleek, perfectly finished en suite. Throughout, a thoughtful colour palette brings depth, warmth and a

real sense of style.

Some works remain unfinished – an opportunity to put your own stamp on a house full of character, elegance and potential. Outside, Beth Chatto's early influence lives on in gardens full of colour, sent and structure.











THE FINER DETAILS



- 6 Bedrooms
- 3 Reception rooms
- 3 Bath/Shower rooms

Garaging

Devol Kitchen

Tree lined drive

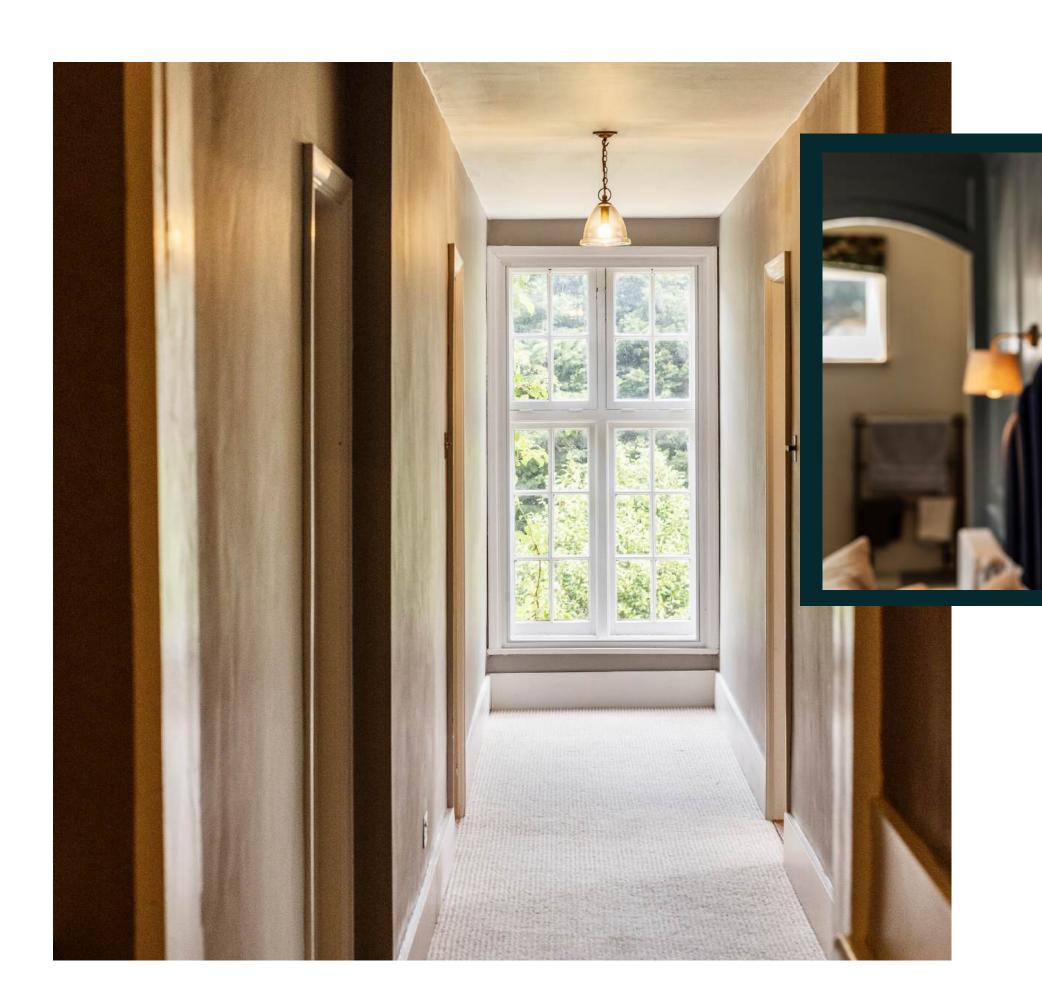
Pond

Ted Todd floors

New heating system Complete replacement of column radiators







THE FINER DETAILS

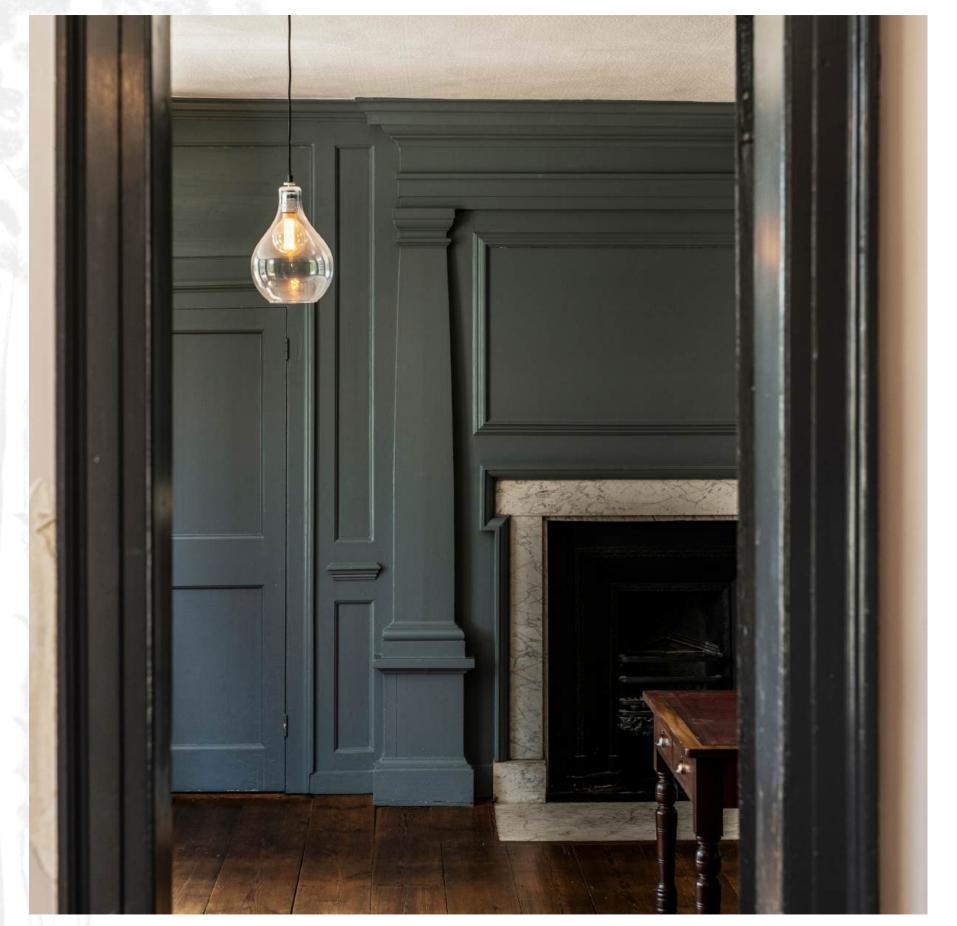
SERVICESMains water and electricity Private drainage Oil fired central heating

> EPC E

COUNCIL TAX

Band H

LOCAL AUTHORITY
Tendring



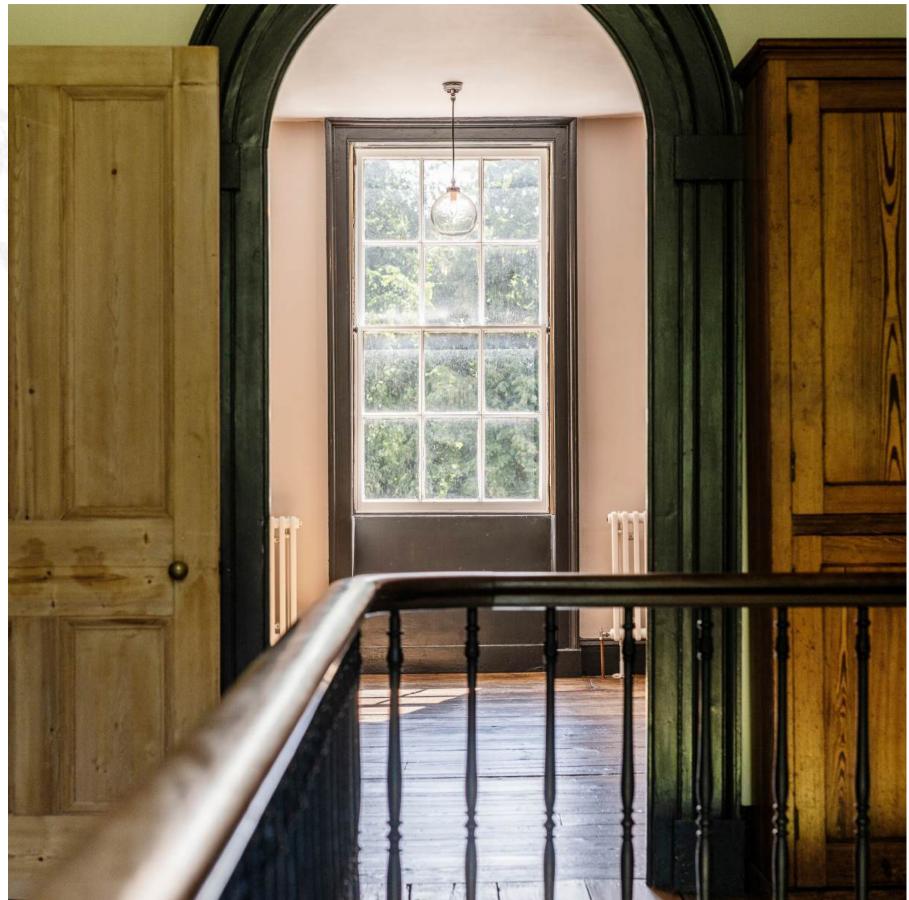














ABOUT THIS AREA

opley Dene sits quietly at the end of a long, tree-lined drive, surrounded by its own private grounds. Though wonderfully tucked away, it's brilliantly connected, just 5 miles to Manningtree and 6 to Colchester, both with

direct trains into London Liverpool Street (from 48 minutes). The Al20 is only two miles away, linking seamlessly to the Al2 and M25.

Colchester, offers excellent shopping, a thriving restaurant scene, theatre and a cinema, ideal for family outings. For little explorers and big imaginations, the local area brims with activity: beach days at Frinton-on-Sea, crabbing and oysters at West Mersea, horse riding, woodland walks and sailing on the Stour and Orwell.

Garden lovers will adore Beth Chatto's world-famous gardens at Elmstead Market—celebrated for their ecological design and intimate pop-up evenings with award-winning chefs.

Education here is a major draw. Colchester Royal Grammar School (for boys, with girls in sixth form) and Colchester County High School for Girls rank among the best in the UK. Ipswich High and Orwell Park offer outstanding private options.



Colchester 6 miles
Ipswich 14 miles
Manningtree Station 5.5 miles
Colchester Station 7.5 miles
London Liverpool Street from 48 minutes

LOCAL

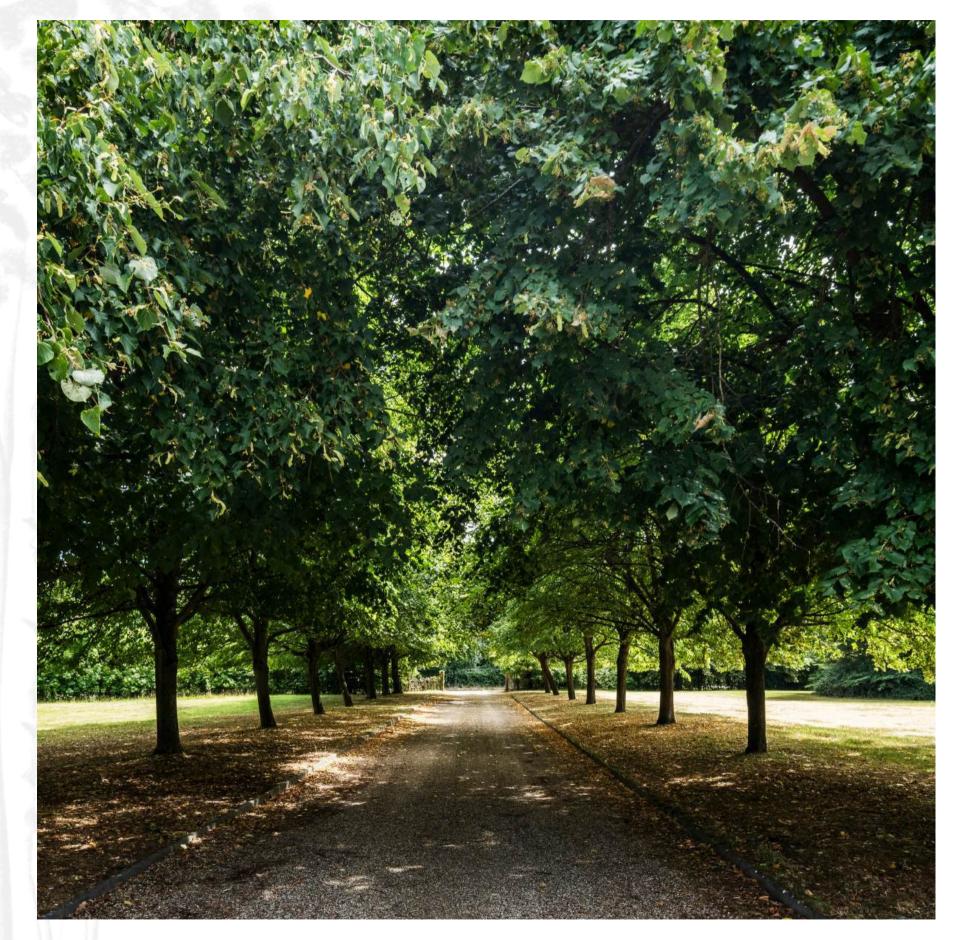
Stark, West Mersea Le Talbooth, Dedham The Mistley Thorn, Mistley

















FLOORPLAN





Total - 698.6 sq m / 7519 sq ft House - 643.3 sq m / 6924 sq ft | Garage Cellar - 55.3 sq m / 595 sq ft

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AREA GUIDE

Essex

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ssex offers unspoiled countryside, riverside pursuits, and vibrant towns. Just beyond Wickham Bishops, the landscape unfolds into rolling fields, historic villages, and a coastline perfect for adventure.

All manner of water sports can be found on the Blackwater Estuary, including at the renowned Blackwater Sailing Club, West Mersea Yacht Club or numerous others along the extensive coastline. Other neighbouring East Coast rivers (the Crouch, the Colne, the Stour and the Orwell) are all within easy reach while nearby Braxted Park and Benton Hall offer golf, tennis, and fitness facilities. Historic, picturesque Maldon and Heybridge Basin with their charming quayside pubs are each a short drive away.

The River Chelmer is a favourite for paddleboarding and canoeing. The surrounding countryside is crisscrossed with scenic footpaths, ideal for walkers and cyclists looking to explore.

Nearby Chelmsford offers excellent shopping, dining, and entertainment. Maldon, a charming market town, is known for its maritime history and sea salt, while Tiptree is famous for its jam. Braxted Park is a standout for golf and events, and the stunning Marks Hall Estate offers beautiful gardens and woodland walks.

Food lovers are spoilt for choice with fantastic farm shops and local producers, celebrating the best of Essex's countryside.

WALKING

Chelmer and Blackwater Canal Walk

This picturesque walk is along the towpath of the Chelmer and Blackwater and connects Chelmsford with the River Blackwater at Heybridge Basin. It is 13.8 miles.

Blackwater Nature Reserve

The Blackwater Estuary National Nature Reserve lies between Maldon and West Mersea. Spanning over 5,500 hectares.

Mersea Island - Cudmore Grove Country Park

At Cudmore Grove you'll find a sandy beach, impressive views, grassland, meadows for relaxation and walks that will take you past interesting historical sites.





WALKING Copt Hall Marshes (National Trust)

A wildlife-rich working farm on the remote and beautiful Blackwater Estuary, Copt Hall Marshes balances arable crop production with coastal nature conservation.

Denghie National Nature Reserve

The Dengie National Nature Reserve is a large and remote area of tidal mudflat and saltmarsh between the Blackwater and Crouch Estuaries near Bradwell-on-Sea.

EATING OUT

The Old Crown

Family-run, village pub in the heart of picturesque Messing. Lovely food and great drinks in a friendly, relaxed environment.

The Company Shed

Celebrated no-frills seafood spot loved for its fresh, locally caught oysters, crab, and shellfish served right by the water.

Stark

Mersea restaurant recently awarded a Michelin Star.

DAYS OUT

RHS Hyde Hall

RHS Hyde Hall is a stunning 365-acre hilltop garden in Essex, with vibrant borders, meadows, cafés, and year-round events for garden lovers.

Frinton Beach

Frinton-on-Sea is a small town located on the coast of Essex. It is known for its beautiful sandy beaches and expansive greensward that stretches along the seafront.

EVENTS The Essex Show

The Essex Show celebrates local rural life, showcasing the best of agriculture, equestrian events, local food, and country pursuits, from livestock displays to showjumping and artisan stalls.

Chelmsford City Live

Chelmsford City Racecourse is an award-winning sports and entertainment venue in central Essex. They have a picturesque open-air concert and festival venue, set inside the racecourse track.

WATER Burnham on Crouch

SPORTS

Burnham Week is known as the East Coast's most challenging and friendly regatta.





WATER **SPORTS**

Blackwater Sailing Club

Family Friendly Club week, an annual fixture for dinghy and cruiser classes.

West Mersea Yacht Club

West Mersea Yacht Club has become one of the prominent racing venues on the East Coast of England.

Alton Water

It is a stunning location for watersports or for walking around the perimeter.

HISTORY

Maldon

Site of the epic Battle of Maldon (991 AD) between the Anglo-Saxons and the Vikings.

Layer Marney Tower

England's tallest Tudor Gatehouse, with stunning views to the River Blackwater and where Henry VIII is know to have stayed.

Colchester Castle

A Norman castle in Colchester, dating from the second half of the eleventh century. The keep of the castle is mostly intact and is the largest example of its kind anywhere in Europe, due to its being built on the foundations of the Roman Temple of Claudius.

St Peter-on-the-Wall

The Chapel of St Peter-on-the-Wall, Bradwell-on-Sea, is a Christian church dating from the years 660–662 and among the oldest largely intact churches in England.

CULTURE

Flatford Mill

The Mill was once the home of Constable. He made both the Mill MUSEUMS and the surrounding area the subjects of many of his works of art. This is a lovely walk on a National Trust site. You can also hire a boat here.

Colchester Roman Wall

Colchester has the earliest, best preserved and one of the longest Roman city walls in Britain.

Paycockes House and Grange Barn

Paycocke's House and Gardens are a surviving example of a Tudor merchant's house and garden in nearby Coggeshall. The house was built for Thomas Paycocke, a wealthy cloth merchant in the town.





