ROCHFORDS

Magazine



THE COUNTRY HOUSE DEPT.



ROCHFORDS

Fordham Road, Wormingford, Colchester, Essex, CO6 3AQ



Turn into the drive at Rochfords and the first glimpse of the house takes your breath away. Set back within its partly moated grounds, it feels in a little world of its own.

There are centuries of history here. Its name comes from Roger de Rocheford, who lived on the site in the 13th century, while later owners include the textile-making Everard family and Modernist architect H. T. Cadbury-Brown.

Behind the Georgian façade, exposed timbers, old oak floorboards and deep fireplaces reveal its earlier origins. The house has all the quirks and charm that come with its age, and a warmth that you feel as soon as you step inside. Light floods through the house throughout the day.

The newer addition opens towards the orchard, with a bright kitchen and living space looking out over the garden. Rochfords offers an unusual degree of flexibility in its layout, with the potential for multi-generational living. There is plenty of space to host gatherings for friends and extended family.

Outside, the natural swimming pond, orchard and gardens make this somewhere you can imagine spending whole summers, with little reason to leave.











THE FINER *Details*

Bedrooms
7

Reception Rooms
5

Bath/Shower Rooms
3

Games Room

Outbuildings

4 Bay Garage

Moat

Wild Swimming Pool

Acreage
Approximately 2.25

What3Words
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Co-Ordinates
51°56′17″N , 000°48′35″E

Services
Mains water & electricity
Private drainage
Oil fired central heating

Listed
Grade II*

EPC
Band D

Council Tax
Band H

Local Authority
Colchester

























ABOUT THIS *Area*



Life here offers plenty to get involved in. Nearby Fordham has a lovely sense of community, with the excellent Three Horseshoes pub at its heart. In the other direction, Bures brings summer cricket on the recreation ground, a weekend market, pizza on the green and paddle-boarding along the River Stour.

Colchester is close by for shopping and everyday essentials. Families have a broad choice of schools, including Bures Primary, Littlegarth and Holmwood House, with Culford an option for the senior years. Pippins Montessori Nursery and Forest School in White Colne offers a wonderfully different start, with the freedom to run, explore and get muddy in its farm and woodland setting.

Weekends might take you to the beach at Frinton or to West Mersea for local oysters, fresh seafood and lunch beside the water. Closer to home, Nayland, Long Melford and Coggeshall are lovely places to explore, their streets lined with historic houses, independent shops and cafés.

Rochfords is well placed to enjoy so much of what makes this corner of Essex and Suffolk special, while direct trains from Marks Tey to London Liverpool Street keep the capital within easy reach.
















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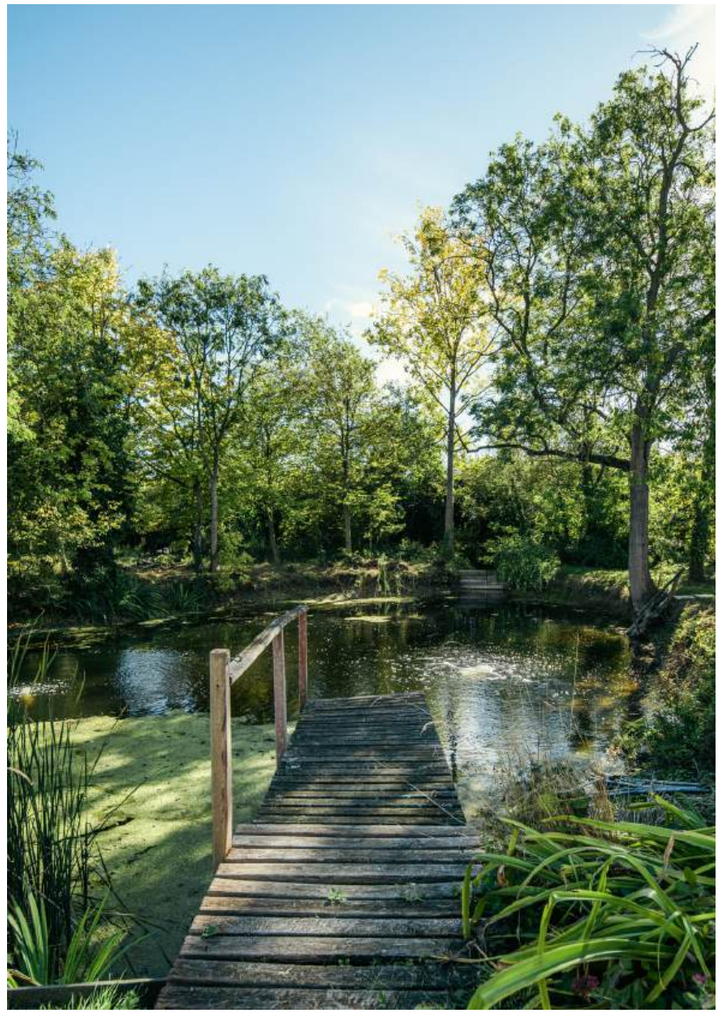
ROCHFORDS







POINTS OF *Interest*



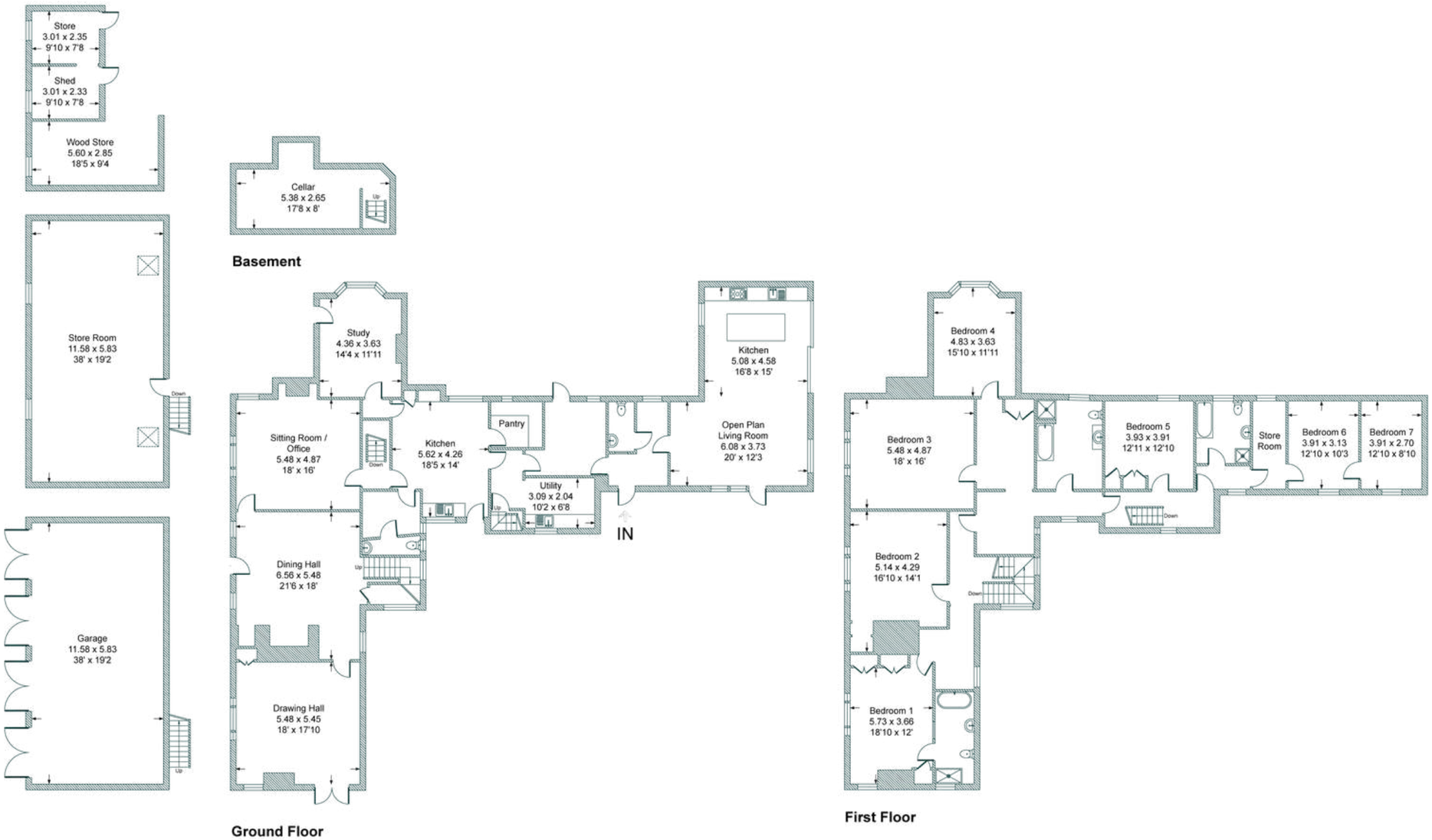
Villages, Towns & Cities
Fordham 1.4 miles
Bures 3 miles
Colchester 5.8 miles
Dedham 10 miles
Chelmsford 25 miles

Pubs & Restaurants
The Three Horseshoes, Fordham
The Nobel Goose, Coggeshall
The Henny Swan, Little Henny
The Crown, Stoke by Nayland
The Swan, Stratford St Mary

Train Stations
Marks Tey Station 4.8 miles
Bures Station 3 miles
Colchester Station 5.2 miles
Kelvedon 11 miles

Airports
London Stansted Airport 32 miles
Southend International Airport 41 miles
Heathrow Airport 93 miles

FLOORPLANS
Rochfords



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential) Produced by The Country House Department Limited

Approximate Total Internal Area - 637.2 sq m / 6860 sq ft
Approximate Gross Internal Area - 471 sq m / 5070 sq ft | Approximate Garage Internal Area - 67.6 sq m / 728 sq ft | Approximate Outbuildings Internal Area - 98.6 sq m / 1062 sq ft

AREA GUIDE
Essex

Essex is a county of contrasts, where vibrant towns and tranquil countryside meet. To the south, the coastline stretches with estuaries, beaches, and sailing hubs, while inland villages like Finchingfield and Thated showcase quintessential rural England. Colchester, Britain's oldest recorded town, is alive with Roman history, while Chelmsford brings modern energy and excellent shopping. The county has a thriving food and drink culture, from waterside seafood shacks to elegant restaurants. Nature reserves along the coast attract birdwatchers and walkers, while Dedham Vale, immortalised by Constable, offers some of the country's most idyllic landscapes. With fast rail links into London, Essex provides both commuter convenience and a surprisingly rich tapestry of countryside, history, and coastline.

Walk - Danbury Common
Featuring 45 acres of grade II listed park and gardens with lakes, ancient woodland, wildflower meadow and historic features. Ideal for walking, families and picnics with friends. Danbury ridge, the highest point in Essex.

Event - 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.

Day Out - RHS Hyde Hall
A family-friendly garden, situated in the heart of rural Essex, with stunning panoramic views of the surrounding countryside, Hyde Hall is one of the finest gardens in the East of England. Encompassing a diverse mix of garden styles from traditional to modern,

ABOUT
The Country House Department



Established in June 2020, The Country House Department specialises exclusively in the sale of exceptional country houses. With a team of 20 dedicated professionals, we are renowned for delivering outstanding client service, innovative marketing strategies and an unrivalled understanding of the rural property market.

Each of our regions is covered by a highly experienced agent who possesses in-depth, local knowledge and a proven track record of selling premium properties in their area. This regional expertise ensures that every home is marketed with insight, precision and a genuine understanding of its unique appeal. Importantly, every property benefits from a single, dedicated point of contact, providing continuity, clarity and the very highest level of personal service throughout the entire sales process.

Prioritising quality over quantity, we focus on representing only the finest houses. As a result, we are fast becoming the trusted agent for premium properties across 15 counties, including Gloucestershire, Oxfordshire, Wiltshire, Berkshire, Buckinghamshire, Surrey, Hampshire, Northamptonshire, Worcestershire, Warwickshire, Somerset, Essex, Cambridgeshire, Suffolk and West Sussex.



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