

Riverside, Flag Hill, Great Bentley, CO7 8RF



Freehold

Offers In Excess Of

£525,000

Subject to contract

5 bedrooms
4 reception rooms
1 bathroom



Some details

General information

An attractive detached extended period family home situated on the outskirts of Great Bentley village offering spacious living accommodation and a wealth of exposed beams and features.

Versatile accommodation is set over two floors with further extensions on the ground and first floor to provide comfortable living throughout. The property is accessed via a double glazed entrance door which leads to a reception area or boot room which in turn leads to a good size kitchen with a wealth of exposed beams, fitted units with granite worksurfaces, butler sink, Stoves range cooker, island feature/breakfast bar, large pantry cupboard and door leading to the cellar with lighting. An inner hallway from the kitchen leads to a cloakroom comprising of W.C and hand basin and a useful utility/shower room which has fitted worksurfaces, velux window, shower cubicle and plumbing for a washing machine. At the rear of the inner hallway there is a stylish and attractive bathroom with roll top bath with ball and claw feet, W.C, bespoke sink set into dresser, panelled walls, vaulted ceiling, skylight window and a double glazed window to the side. Leading from the kitchen a beamed opening leads to a snug which again has a wealth of exposed beams and brickwork, feature fireplace and log burner, double glazed window overlooking the rear garden. From the snug there is an inner lobby with door leading to the rear garden and stairs to the first floor. From the lobby the study can be found which again has exposed beams and a feature open fireplace and beyond there a door leads to the combined living room/dining room space with the living room having a vaulted ceiling, two banks of French doors leading to the rear garden, an attractive arched alcove cupboard and feature fireplace with inset log burner, a fantastic room for entertaining.

On the first floor the landing has vaulted ceiling and exposed beams and gives access to all five bedrooms and first floor cloakroom. Bedroom one forms part of the double storey extension with vaulted ceiling, dual aspect windows.

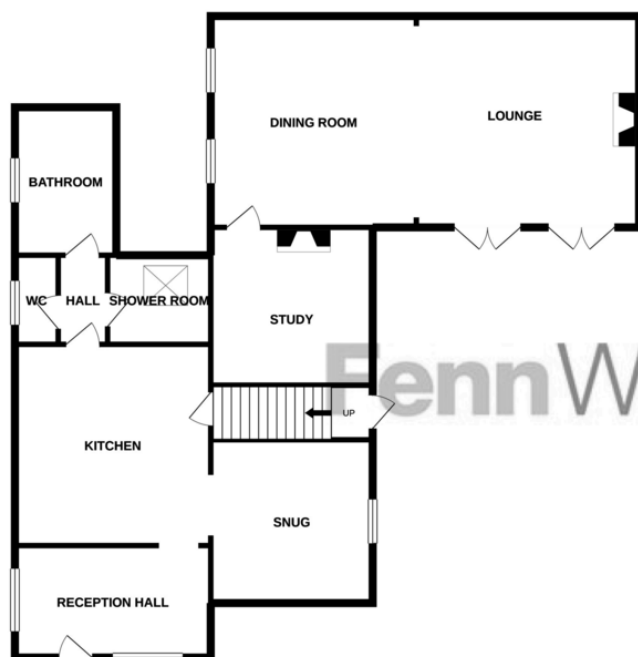
Bedroom two offers window overlooking the garden, vaulted ceiling and exposed beams and access to the mezzanine floor area.

Bedrooms three and four both have mezzanines and bedroom five is also a good size room with window overlooking the rear garden.

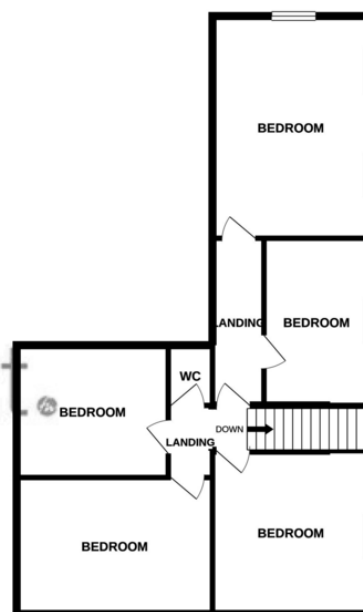


A detached period cottage sitting on a good size plot with outbuildings offering attractive accommodation and presented in good decorative order with a wealth of beams and features, vaulted ceilings in this beautiful character home situated on the outskirts of Great Bentley village.

GROUND FLOOR



1ST FLOOR



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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Reception room/boot room
 14' 8" x 8' 4" (4.47m x 2.54m)
 Kitchen
 15' x 14' 7" (4.57m x 4.44m)
 Cloakroom
 Shower room/utility room
 7' 1" x 6' 9" (2.16m x 2.06m)
 Bathroom
 10' 11" x 7' 10" (3.33m x 2.39m)
 Snug
 12' 3" x 12' 1" (3.73m x 3.68m)
 Study
 12' 4" x 11' 10" (3.76m x 3.61m)
 Lounge
 16' 9" x 15' 9" (5.11m x 4.8m)
 Dining room
 15' 6" x 14' (4.72m x 4.27m)
 Landing
 Cloakroom
 Bedroom one
 16' 7" x 11' 5" (5.05m x 3.48m)
 Bedroom two
 12' 8" x 11' 11" (3.86m x 3.63m)
 Bedroom three
 12' 3" x 7' 5" (3.73m x 2.26m)
 Bedroom four
 15' x 7' 4" (4.57m x 2.24m)
 Bedroom five
 12' 7" x 7' 11" (3.84m x 2.41m)
 Workshop
 26' x 17' (7.92m x 5.18m)
 Garage
 38' x 18' (11.58m x 5.49m)



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The outside

The property sits on a good size plot with paved patio adjacent to the property leading to an attractive entertaining area with bar and barbeque hut. A further decked seating area with sunken hot tub and over ground pool available by separate negotiation. There is a further lawn garden which leads to a good size workshop and further store and further garage/workshop with power and light connected and inspection pit. There is a driveway to the side of the property which is retained by iron gates providing off road parking for several vehicles.

Where?

The property is situated on the outskirts of the village of Great Bentley on the B1027 between Clacton and Colchester adjacent to Great Bentley Country Park. Great Bentley village offers good primary schooling, Tesco Express, public house and railway station offer links to London Liverpool Street. Both towns of Colchester and Clacton are a reasonable driveaway offering more varied range of shopping facilities.

Important information

Council Tax Band - C

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - E

Our ref - PRC

Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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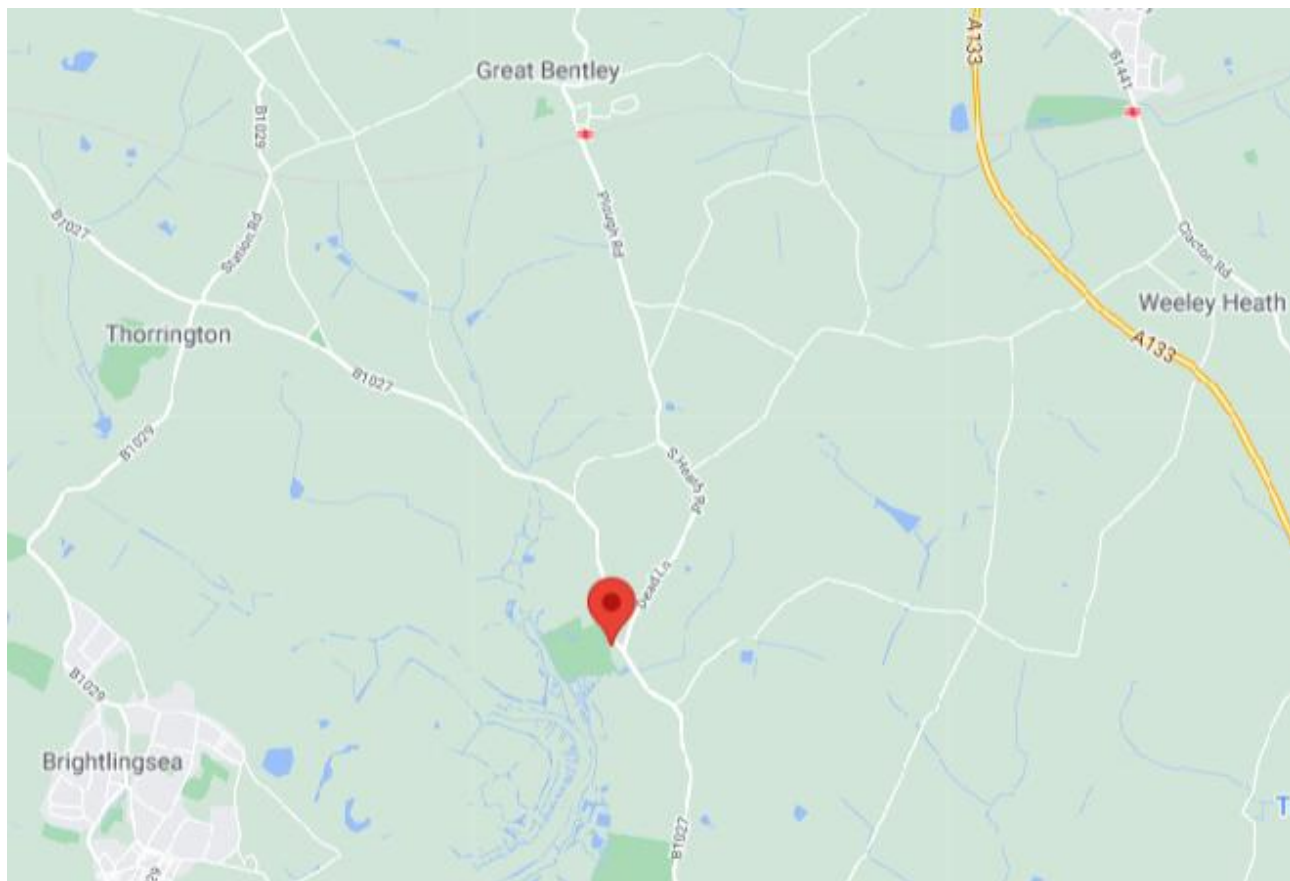
Viewing

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Directions

Proceed out of Colchester from the University joining the B1027 towards Brightlingsea and Great Bentley over crossroads at Thornton and on reaching Flag Hill turn right into the entrance to Bentley Country Park bearing immediately left where the property can be found located by a Fenn Wright For Sale board.

To find out more or book a viewing

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