



PLOT 1 PROPOSED ELEVATIONS 1/ 100 (A1)



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A rare opportunity to acquire one of three exceptionally designed and beautifully appointed three bedroom detached bungalows occupying an enviable position set down a drive serving just the three properties backing onto a Vineyard.

From the very first glance these well designed properties offer spacious accommodation throughout with the main living spaces opening onto the gardens and enjoying views over the vineyard beyond.

The utmost attention has been paid to every detail from the integrated Neff oven, induction hob and dishwasher in the kitchen to the Hansgrohe sanitary ware in the bathrooms and en-suites. Of particular note is a dual aspect log burner serving both the lounge and kitchen/family room, carefully selected Limestone floors in the kitchen/breakfast room and utility room and engineered Oak flooring in the entrance hall. The properties are set on comfortably sized plots that will have a turfed front garden, seeded back garden, boundary fences with post and rail fence to the rear to accentuate the delightful outlook. The patios will be laid to sandstone slabs with a shingle main driveway leading to an electronically operated roller shutter garage doors.

At a glance

- 3 double bedrooms (2 ensuite)
- Lounge with bi fold doors onto patio area
- 23' kitchen/family room with bi fold doors to rear garden
- Study
- Utility room
- Bathroom
- Double garage with electric roller doors

Outside

We understand that the property will have sandstone slabs for the patio and paths. The main driveway will be shingle with a turfed front garden area. We understand that the rear garden will be cultivated and seeded.

Location

The properties are ideally situated nestling in the countryside just over 5 miles from the main town of Colchester and the market town of Manningtree. Colchester offers a Norman Castle, Colchester Castle park, mainline railway station and a wide range of shopping and leisure facilities as well as Mercury Theatre. The market town of Manningtree being located on the edge of Constable Country known for being an area of outstanding natural beauty. The town which is located on the River Stour offers a mainline railway station, schooling and shopping and leisure facilities.

The properties immediate location gives direct access to the countryside and is within walking distance of the Ardleigh Reservoir.

Directions

Proceed out of Colchester along the Harwich Road turning left at the roundabout signposted to Ardleigh, continue along the main road into the village where the properties will be seen on the right hand side just before Colchester Bowls Club.

Important Information

Council Tax Band - tbc

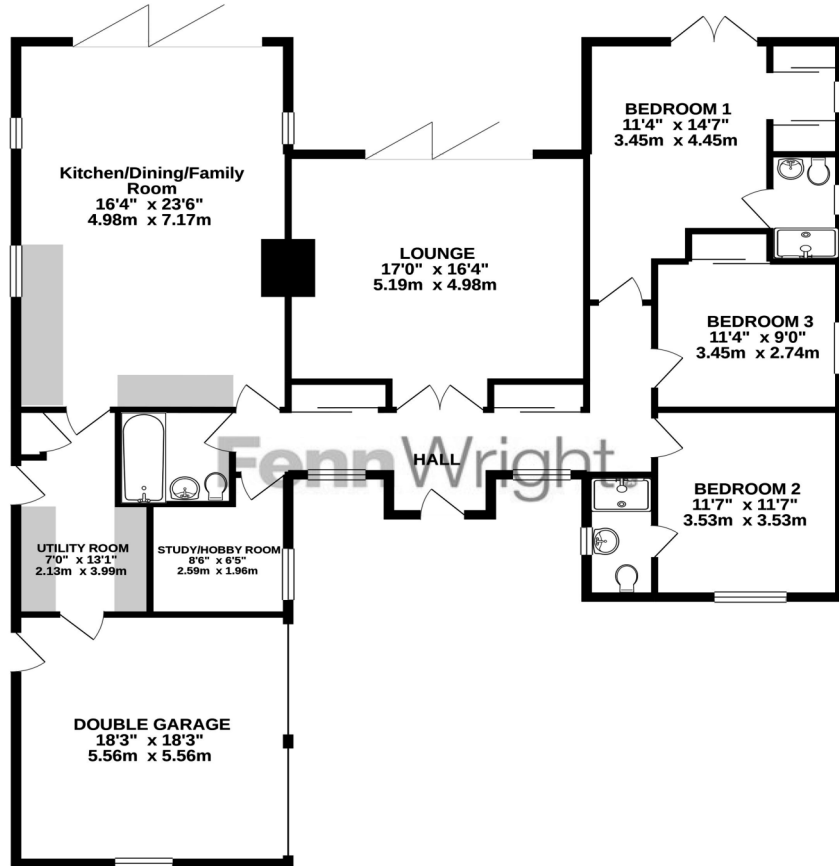
Services - We understand that mains water, drainage and electricity are connected to the properties. We understand that the properties will benefit from electric air source heat pump with underfloor heating throughout the property.

Tenure - Freehold

EPC rating - tbc

Ref: JBG

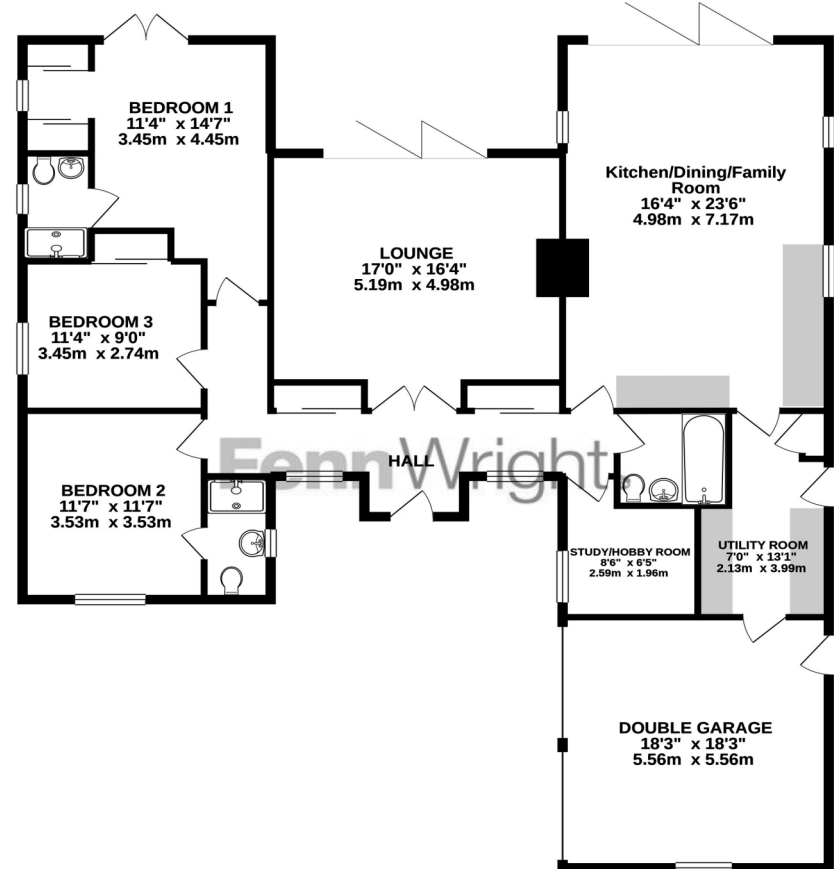
GROUND FLOOR
1681 sq.ft. (156.2 sq.m.) approx.



TOTAL FLOOR AREA: 1681 sq.ft. (156.2 sq.m.) approx.
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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Plot 1

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Plot 2