



Grier & Partners



SCHIEHALLION, HALL ROAD, GREAT BROMLEY,
COLCHESTER, CO7 7TS
ASKING PRICE OF £715,000





INTRODUCTION

This substantial four bedroom family home in the village of Great Bromley offers an abundance of living space with generously sized rooms all providing a good level of natural light. With a large garden and double garage with utility, this property provides outside space, spacious living space and views over the fields to the front.



INFORMATION

Built in a great position along Hall Road, Schieallion is a well proportioned family home of brick and block construction with rendered elevations under a tiled roof. Offering a large kitchen/ diner, generous living room, office/ dining room, 4 large bedrooms (one with en-suite) and family bathroom, benefitting from air source heating, double glazed windows and doors throughout, double garage and parking for a number of cars.

DIRECTIONS

From the A12 going towards Colchester, take the exit towards Ardleigh/ Langham. At the roundabout, take the 1st exit onto Birchwood Rd. continue along Birchwood Rd for about 1 mile then turn right onto Ardleigh Rd/B1029. Continue along the B1029 for 4.5 miles and the property can be found on the left hand side with gated access.



GREAT BROMLEY

is conveniently placed in the countryside just 7 miles from Colchester and 5 miles south of Manningtree. The centre of the village is dominated by the Parish Church and is widely considered to be one of finest churches in North Essex. St George's C of E Primary School is a very well rated primary school just a 3 minute walk from the property. The rich mix of village facilities continue to be popular and there are a number of clubs, societies and organisations providing opportunities for local recreation and enjoyment.



SERVICES

mains water, electric and drainage are connected to the property, along with broadband internet.

Council Tax band - E

EPC rating - D

Local Authority - Tendring District Council - contact 01255 686868.

We understand from the current vendors that there is ultra-fast full fibre Broadband to the property with 300 MBPS upload and download.



NOTE

As vendor's agents we are unable to give any guarantee as to the condition of any appliance included (where mentioned) in the property. The photographs are provided to show the internal and external appearance of the building and in no way should a buyer assume that any contents are to be included either inside or out.



ACCOMMODATION, ON THE FIRST FLOOR:

LANDING

Window at the top of stairs overlooking the fields providing a good amount of natural light, stairs to ground floor, radiator, loft hatch access. We understand that the loft is insulated, partly boarded and has lighting connected.

BEDROOM ONE

Approx 13'4" x 11'11" max reducing to approx 10'. Window to the front overlooking fields, radiator, built in wardrobe.

EN SUITE BATHROOM

Low level WC, bath with overhead shower, hand-wash basin and bidet.

BEDROOM TWO

11'10 x 19'04 this generously sized room offers a window to the rear and side, radiator, airing cupboard

BEDROOM THREE

13'03 x 8'01 (max measurement) window to the rear, radiator, built in wardrobe

BEDROOM FOUR

11'09 x 9'00 (max measurement) window to the front, radiator, built in wardrobe

FAMILY BATHROOM

8'03 x 5'05 window to the rear, bath with overhead shower, WC, hand-wash basin and radiator

ON THE GROUND FLOOR

HALLWAY

Access via hardwood front door, opening into a light, spacious hallway with windows either side of the door, radiator, under stairs storage and door to the:

SITTING ROOM

13'02 x 26'07 this generously sized sitting room offers light via windows at the front and French doors to the garden, with radiators, log burner and fireplace.

DINING ROOM / STUDY

11'09 x 9'09 access via the hallway, window to the front, radiator.



KITCHEN/BREAKFAST ROOM

20'10 x 11'09 with a range of units, large sink, Britannia cooker, space for American style fridge/freezer and dishwasher, radiator, back door to drive, window to the rear and door into the garden

CLOAKROOM

5'07 x 5'04 window to the rear, WC, hand-wash basin, storage via overhead cupboards

OUTSIDE

Schiehallion is approached over a brick paved driveway offering ample space for a number of vehicles, leading to the double garage and to the front door. A side gate leads to :

REAR GARDEN

(approx 66' deep x 50' wide) laid mainly to grass and benefitting from a large patio area and personal door to double garage and door to:

UTILITY ROOM

12' 2" x 10' 10 max" (3.71m x 3.3m) 15'07 x 17'01
Attached to the back of the double garage, storage, space for chest freezer, washing machine, dryer, windows to the front, power and light connected.

DOUBLE GARAGE

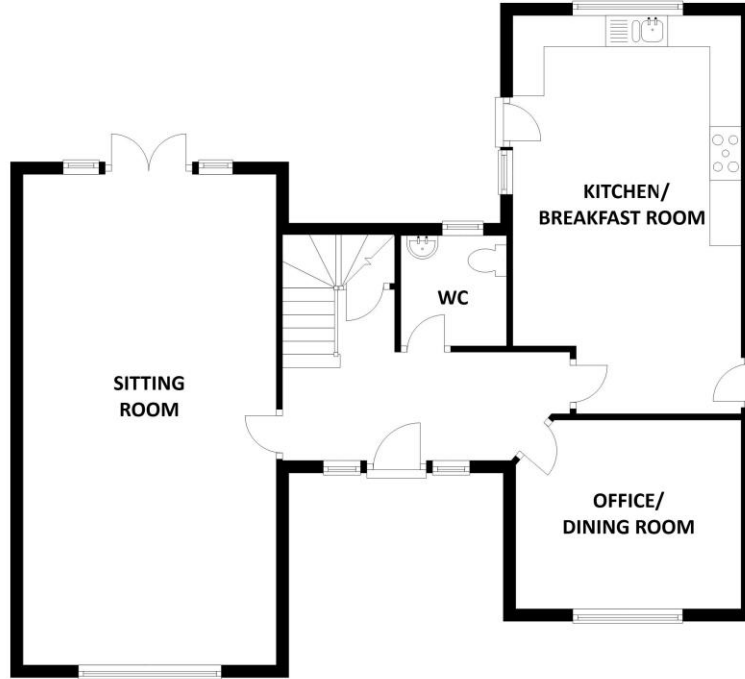
Space for 2 cars/ storage, overhead storage, electric doors at the front, power and light connected







Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		