



Plot 2 Shepherds Retreat  
High Street | Langham | CO4 5NT

FINE & COUNTRY









# STEP INSIDE

## Plot 2 Shepherds Retreat

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Welcome to Shepherds Retreat, a stunning new build development consisting of four detached bungalows, perfectly positioned in the tranquil countryside of a desirable village near Colchester. Each bungalow has been thoughtfully designed to offer you the perfect blend of comfort and style, providing a high standard of living for those who appreciate the great outdoors and a strong sense of community.

These remarkable contemporary homes are equipped with cutting-edge amenities, ensuring a modern and convenient lifestyle. The individually designed kitchens by Howdens feature Bosch hobs and quartz worktops, creating a sleek and functional space for culinary enthusiasts. The bathrooms boast Porcelanosa tiles, tiled flooring, and electric heated towel rails, adding a touch of luxury to your daily routine.

Inside, you'll find an open plan kitchen/living area, ideal for entertaining guests or spending quality time with your family. With three spacious bedrooms, there is ample space for everyone to relax and unwind. The attention to detail extends to the exterior, with a block paved driveway, garage, tiled patio, monocouche render, and a beautifully turfed garden. The electrically operated garage door provides added convenience.

Heating and electrics are taken care of with an air source heat pump and underfloor heating, ensuring your home is energy-efficient and comfortable all year round. The EPC rating of B reflects the environmentally friendly design of the properties.



# STEP OUTSIDE

## Plot 2 Shepherds Retreat

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### LOCATION

Situated in the heart of Langham, an idyllic village surrounded by the stunning Dedham Vale Area of Outstanding Natural Beauty, Shepherds Retreat offers breathtaking scenery and a warm and welcoming community. Local amenities, including a village shop, friendly pub, and an excellent primary school, are within easy reach, making it a convenient location for families.

For commuters, Langham has excellent transport links, with easy access to the A12 and A14. The nearby train station provides direct links to London Liverpool Street Station, allowing for a stress-free commute to the capital. Additionally, the vibrant city of Colchester is just 6 miles away, offering a wide range of attractions, from restaurants and shops to museums and entertainment venues. Immerse yourself in the rich history and heritage of Colchester, including the famous Roman walls and castle.

Discover your own unique style of living at Shepherds Retreat, where comfort, style, and a peaceful lifestyle come together harmoniously. Embrace the beauty of nature, enjoy the convenience of modern living, and become a part of a friendly and vibrant community. Your perfect home awaits at Shepherds Retreat.

### LAST REMAINING PLOT

### AGENTS NOTE

some of the internal images are for illustration purposes only and have been taken of the show home.



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