



The Poplars
The Green | Great Bentley

SELLER INSIGHT

“ I have lived in this lovely part of Essex for many years in various village locations but have always wanted to live on the green in Great Bentley (the largest green in the UK). Over time, several properties have come onto the market, but they've never been quite right so, when The Poplars came up for sale, I was keen to take a look

Built in 1750, it's full of character and charm with many original beams throughout, an inglenook fireplace and a large, secluded garden. Immediately drawn to its imposing façade and prominent position on the green - within easy walking distance of the village - and its fantastic views across the forty-three acres of beautifully maintained village Green, I knew I had finally found the right house.

Great Bentley itself is a delight, with a thriving community that still benefits from all the traditional amenities so, with everything on the doorstep, I rarely have to leave the village if I don't want to. We have a doctor's surgery, pharmacy and post office; a charming local pub and restaurant; beauty salon and hairdresser; Tesco Express and village delicatessen; a good village primary school, and a train station with frequent connections through to London ideal for commuting. The Green is very much the hub of the village, and hosts local events each year, cricket, football, the annual carnival, and the well supported village show.

The house has been both a wonderful family home and a perfect place for entertaining. Set over three floors, with two separate sitting rooms, large dining room and a spacious farmhouse kitchen/diner, we have ample space to host friends and family, with plenty of room for privacy when needed. I've had many wonderful parties here, both inside and out, with the three bay cart lodge in the garden proving to be invaluable for those all too frequent 'wet weather' BBQs!

I will miss many things when we leave; the amazing sunrises across the east of the Green; the beautiful garden and vegetable garden but most of all its allure as a real family home.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.















STEP INSIDE

The Poplars

Introducing this remarkable property, a cherished home since 2007. Now, proudly presented for sale this stunning residence offers an exceptional opportunity to own a five-bedroom house built over three floors.

Nestled overlooking Great Bentley Green, this home enjoys a prime location with the local amenities a few minutes' walk together with a vibrant community atmosphere.

Meticulously cared for by the current owners, the property showcases modern touches while preserving its timeless character. The kitchen has been tastefully modernized, complementing its original AGA stove, which adds a touch of traditional charm. Providing convenience for residents and guests, the property offers off-street parking for at least three cars and further garaging currently for two cars in the barn.

The calm quiet enchanting walled garden boasts a delightful carp pond, a covered seating area, perfect for relaxation and entertaining. An enclosed vegetable garden with a Greenhouse completes the village lifestyle.

One notable aspect of this property is that there is valid planning permission (ref: 23/00112/FULHH, granted 12th May 2023) for conversion of the existing detached barn, within the grounds of 'The Poplars' into an ancillary two-bedroom self-contained accommodation and construction of an attached car port, this together with no onward chain.

With its impeccable features, convenient location, and attractive opportunity for expansion, this house presents a rare chance to acquire a cherished home within a vibrant community.

Don't miss out on the opportunity to make this property your own and embark on a new chapter of luxurious living



STEP OUTSIDE

The Poplars

One will soon feel the sense of 'home coming' when you move into this beautiful village; the Community is key and the heart to everything.

With the Great Bentley train station offering journey times to London Liverpool Street In 1 hour 18 minutes for commuters alongside a free 48 hour car park - commuters can sit back and enjoy their journey to work whilst taking in the wonderful countryside. the A120 and A12 are both within a few minutes' drive. Stanstead Airport is within easy reach, just over an hour by a direct train or 50 minutes by car.

The 43 acre village green is reputed to be one of the largest in England and is the focal point for the annual carnival, summer fete, fun fair and circus along with the Great Bentley summer show each September. Football and cricket can be enjoyed from as young as 5 years of age to 'Seniors' and is a delight to see on the green on Saturday and Sunday mornings.

There are a great range of walks and scenic routes to neighbouring villages including Wivenhoe and Brightlingsea, making the ideal situation for walking the dogs and watching the sun set. Brightlingsea caters for the water sport enthusiasts and is home to the renowned sailing club which offers a vast variety of sailing activities and tours to Maldon and Mersea Island.

Small businesses thrive in the heart of the village from a deli, hairdressers, motor garage, bed and breakfast plus gift shops are all run by families from and around the village. Tesco's, a Chinese Takeaway and Pharmacy offer a welcome trade also.

The village hall is home to the 'Outstanding' Pre School who enjoy strong links with Great Bentley primary school built in 1896. Great Bentley is blessed with both a Methodist Church and St Mary's Church.

Moving into a village like Great Bentley offers many opportunities to make lifelong friends...there are many clubs running within the village each week... definitely something for everyone, a real community and village spirit.

SERVICES

EPC:D

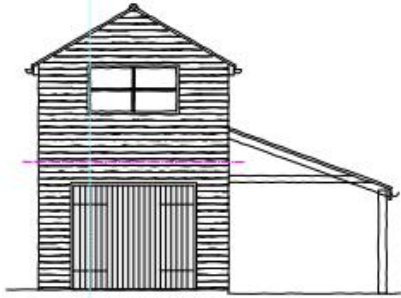
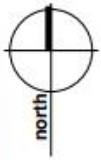
Mains Gas, Electricity, Water and Drainage.

Please note that the above services have not been tested by the agent.

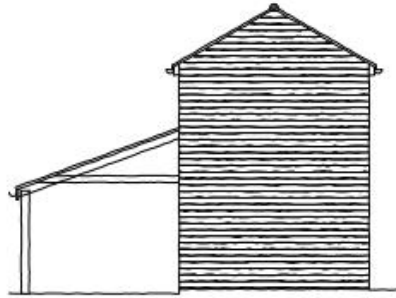
notes

Given dimensions are to be taken in preference to scaled dimensions. The draughtsman is responsible for checking all dimensions before printing or issuing.
 These drawings are to be used in conjunction with all relevant Structural Engineer's, Service Engineer's and Specialist drawings, plus the specifications and schedules.
 The works described and specified in this drawing and associated drawings shall be undertaken in accordance with all current Health and Safety legislation.

IF IN DOUBT ASK



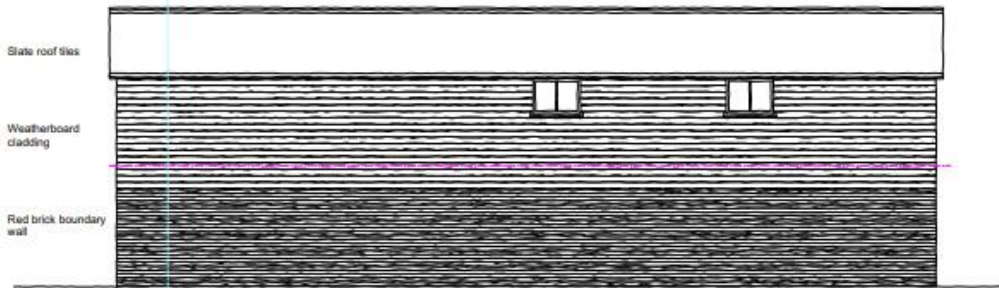
South Elevation - As Proposed



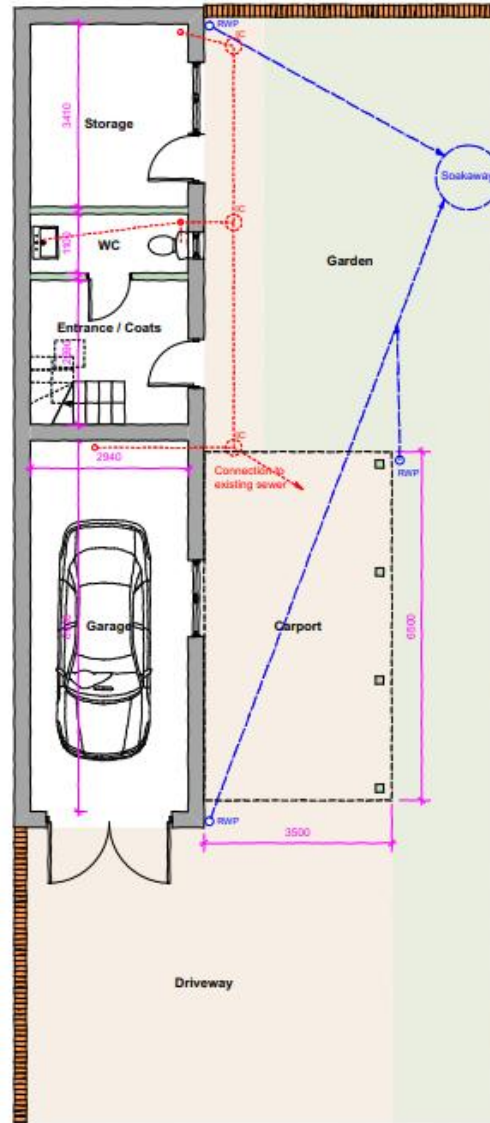
North Elevation - As Proposed



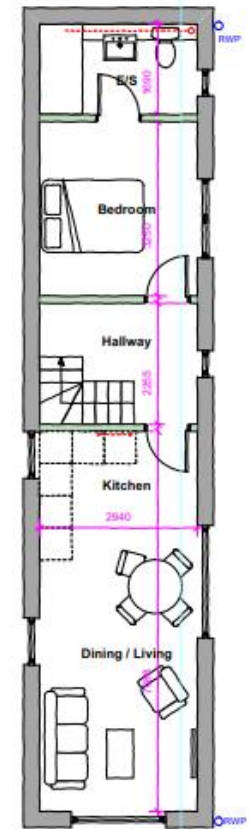
East Elevation - As Proposed



West Elevation - As Proposed




Ground Floor Plan - As Proposed

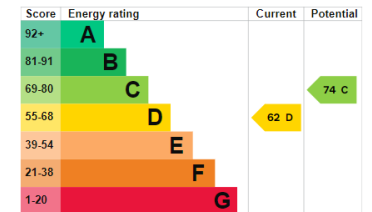
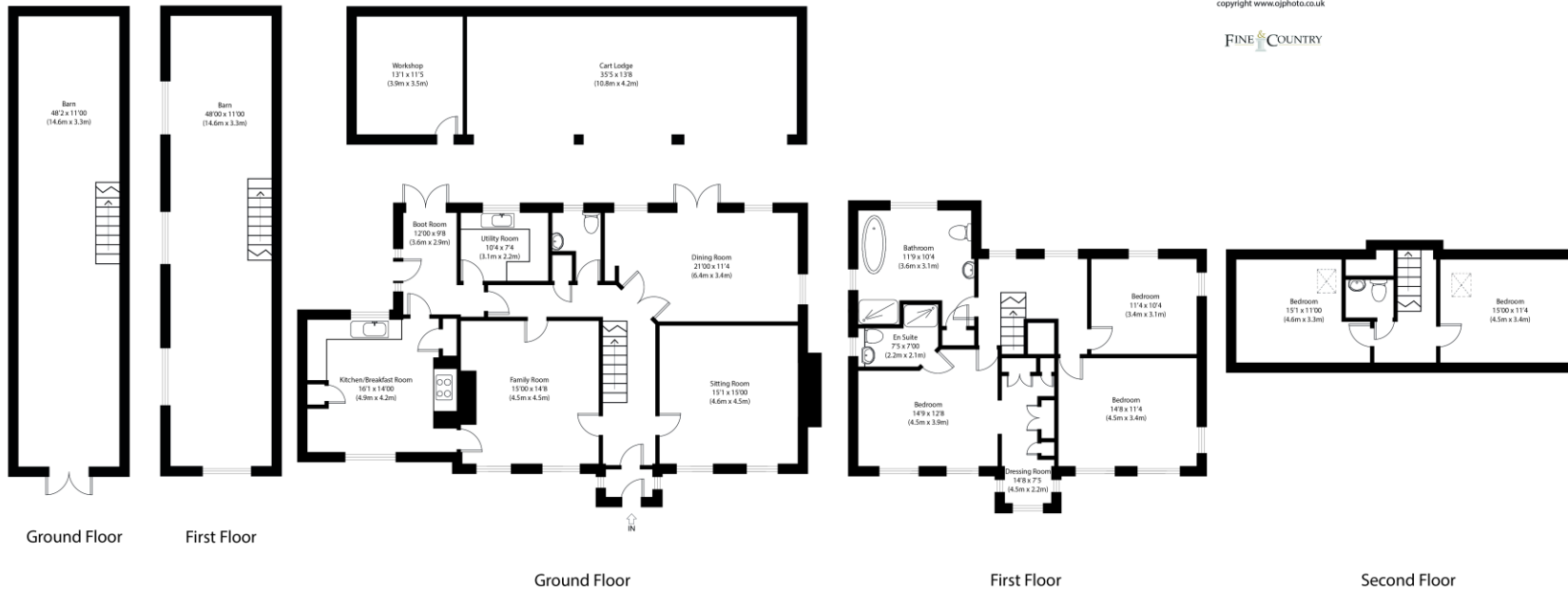


First Floor Plan - As Proposed




Approximate Gross Internal Area
Main House 2620 sq ft (243 sq m)
Outbuildings 1700 sq ft (158 sq m)
Total 4320 sq ft (401 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ojphoto.co.uk



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2020 Fine & Country Ltd.





Fine & Country Colchester
Tel: +44 01206 878155
colchester@fineandcountry.com
60 Caelum Drive, Colchester, Essex, CO2 8FP