



EH

EXQUISITE
HOME

PERFECTLY PLACED

The Tendring Peninsula in northeast Essex is renowned for the popular seaside resorts of Frinton, Walton on the Naze and Clacton on the Sunshine Coast. It is bisected by the A120 and A133 and with regular fast trains into London Liverpool Street run from the stations on the Sunshine Coast Line, this area is a well-kept secret. Hamford Water National Nature Reserve is a popular place to visit, the peninsula's shores are lapped by the waters of the North Sea and there are any number of pretty villages with historic buildings dotted across it. Evidence has been found of Roman and Saxon occupation and it is a popular destination for walkers, swimmers, paddleboarders and sailors. With easy access to plenty of leisure activities, it is also ideally placed for those who need to commute to Colchester, Chelmsford or London.



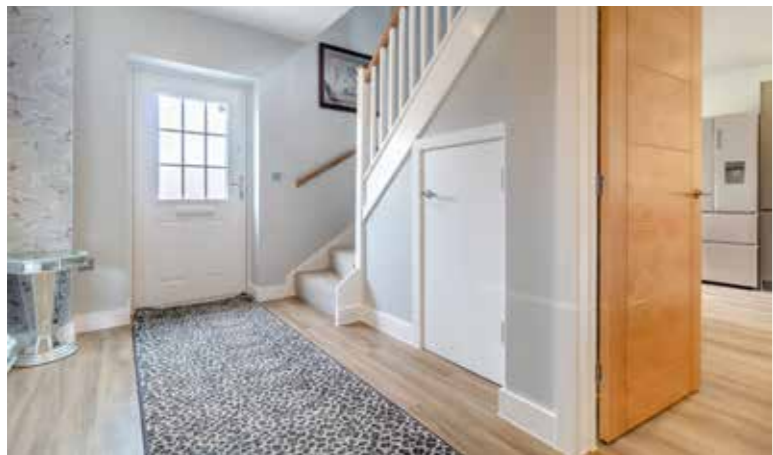
The village of Great Bentley, ten miles to the southeast of Colchester on the Tendring Peninsula enjoys a delightful location, scattered as it is around an extensive common and with the beautiful Flag Creek connecting with the River Colne which empties out near Brightlingsea. It has the second largest village green in the country and has won several "Village of the Year" awards. Well-served with amenities, it has a station connecting it with Clacton-on-Sea, Colchester, Walton-on-the-Naze and London Liverpool Street. There is also a Victorian primary school rated "Outstanding" by Ofsted, a pub, a doctor's surgery and a garage. The parish church of St Mary's dates back to the eleventh century and has the oldest surviving church door in the country. There is also a football club and children's play equipment on the village green. The A133 runs through the north of Great Bentley and links it with the A120 and A12, making this an area perfect for those who have to commute to work.

On the northern outskirts of the village is this handsome detached house on a quiet road built four years ago. The present owners were the first inhabitants, attracted by its excellent location and its proximity to their family. They love its wonderful transport links which make it ideal for commuting and the village atmosphere. Since moving in, they have put in an elegant sandstone patio to the rear, insulated the loft and installed solar panels on the roof plus an electric car charging system. There is a large drive with enough space for several cars to park as well as a spacious double garage with power and light, small front lawn, lawn wrapping around the side and a pavement to the front set well back from the road. The front door opens into the wooden floored light-filled entrance hall with an understairs cupboard and a smart cloakroom straight ahead. To the right is the dual aspect lounge/dining room with French doors opening out on to the patio and a fireplace with a wood burner. Spacious, cosy and much-used, this is the main family room and has played host to a number of celebrations.

To the left is the large dual aspect kitchen/breakfast room, beautifully appointed and designed for maximum space and light. With sleek, contemporary mid-grey cabinets, an integrated electric oven and microwave, dishwasher and fridge freezer, plus island with seating and storage, it is a roomy and light-filled space. Next door is the utility room with a second sink and plumbing for a washing machine and tumble dryer.



A Stunning Contemporary Space



“The stunning dual aspect lounge with bi-fold doors opening out onto the garden...”



The staircase winds up to the landing from which radiate four bedrooms and the family bathroom. The principal bedroom benefits from fitted cupboards and a stunning en suite bathroom with a freestanding egg-shaped bath, walk in shower and chrome towel heater. The second bedroom has an attractive feature wall in pink rose wallpaper while the third bedroom is has a lovely teal and cream feature wall. The fourth bedroom, a small double, is ideal as a young child's bedroom or a home office. The smart four-piece family bathroom has a bath with shower over, walk in shower, counter top basin with storage and a chrome towel heater.

LOCATION

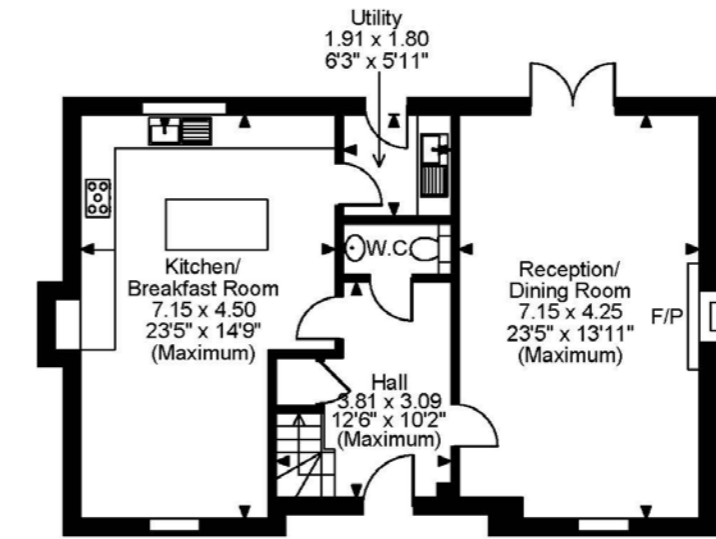
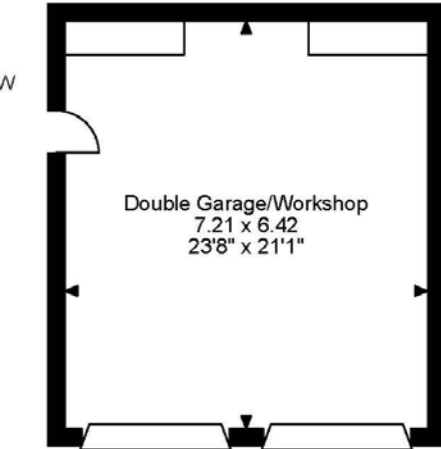
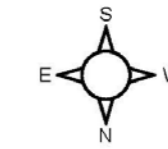
The garden is larger than one would expect with such a recently built house. With its beautiful sandstone patio to the rear, second patio under the pergola, surface-mount fourteen foot swimming pool with pump, woodstore with wood, two mature oak trees and a lime and a large expanse of lawn, it is a multi-purpose space. The owners are leaving the two swings suspended from the branches of the oak tree and this garden is ideal for children. Equally, there is space under the pergola for family barbecues and the smart patio is the perfect place for breakfast on a sunny morning, enjoying al fresco dining or a glass of wine with friends. The neighbours are all very friendly and with a strictly enforced 20mph speed restriction on the development, it is quiet, safe and family-friendly.

The village itself has many amenities and Colchester, just a short drive away, is extremely well-served. Clacton-on-Sea is just eight and a half miles to the south and the Sunshine Coast is easily accessible from the village. With the seaside, town and open countryside on the doorstep, plus unparalleled transport links, this is a wonderful location for an immaculate family home with plenty of flexibility.

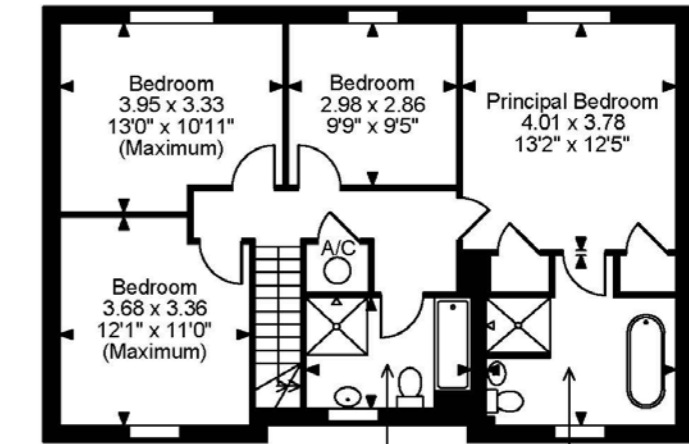


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		105 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area
 Main House = 1627 Sq Ft/151 Sq M
 Garage = 498 Sq Ft/46 Sq M
 Total = 2125 Sq Ft/197 Sq M



Ground Floor



First Floor

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