



Timbers

Weeley Road | Great Bentley | CO7 8PD

FINE & COUNTRY









# STEP INSIDE

## Timbers

Welcome to this beautiful and meticulously designed detached home. Boasting an impressive 5000 sq ft of living space, this property provides an exceptionally comfortable and spacious family home with lovely views over Great Bentley Village Green.

The current vendors have thoughtfully extended the property, transforming it into a substantial family haven with the potential for an annexe should you desire. Every detail has been carefully selected to provide a seamless blend of comfort and style.

One of the standout features of this remarkable residence is the indoor heated swimming pool overlooking the picturesque garden. Adjacent to the pool, a dedicated gym area offers the perfect space for exercise and rejuvenation.

For those who love to entertain, this home has it all. Step into the separate games room, complete with its own kitchen and bar area. It is the ideal setting for hosting gatherings and creating cherished memories with family and friends.

The ground floor of the property features an inviting entrance reception hall, a cozy sitting room, a spacious drawing room, a modern fitted kitchen/breakfast room with a walk-in larder, a elegant dining room, and a convenient utility room. A ground floor shower room adds to the convenience and practicality of this home. Additionally, the potential annexe area offers its own private access, as well as access from the main reception hall. It comprises a comfortable lounge/office and a second master bedroom with an en-suite shower room.

Ascending to the first floor, you will discover a truly indulgent main suite. This luxurious retreat encompasses a walk-in wardrobe, an en-suite bathroom with jacuzzi bath, a principal bedroom with a seating area overlooking the village green, and a delightful conservatory that provides beautiful views of the gardens. Three further double bedrooms are served by a family bathroom, offering ample space for guests. Outside, the property leaves no stone unturned in providing exceptional amenities. A spacious drive leads to ample off-road parking at the front, while further secure parking behind closed gates offers the perfect spot for a boat or caravan. A triple garage, equipped with three-phase electric and bi-fold aluminium doors, provides a great indoor hobbies space. The property stands on approximately 0.6 acres of land and also includes a workshop with three-phase electric connected and a large greenhouse. The attractive rear garden features a courtyard style patio area, creating an idyllic setting for outdoor entertaining.

Located in the highly sought-after area of Great Bentley, this property benefits from excellent transport links, including a mainline railway station to London Liverpool Street via Colchester. The village itself offers an array of services including a doctor's surgery, chemist, Public house and local shopping facilities and schooling options. Furthermore, the nearby A133, A12, and A14 provide easy access to neighbouring towns and cities. With the largest village green in the country there are many functions and clubs in the village. In summary, this exceptional property offers a truly unique combination of space, style, and amenities. It is the epitome of a perfect family home, designed to offer the highest standards of luxury living.



# STEP OUTSIDE

## Timbers

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Great Bentley is a charming village located in the Tendring district of Essex, England. Situated in the East of England region, it is approximately 9 miles northeast of Colchester and 15 miles southeast of Ipswich.

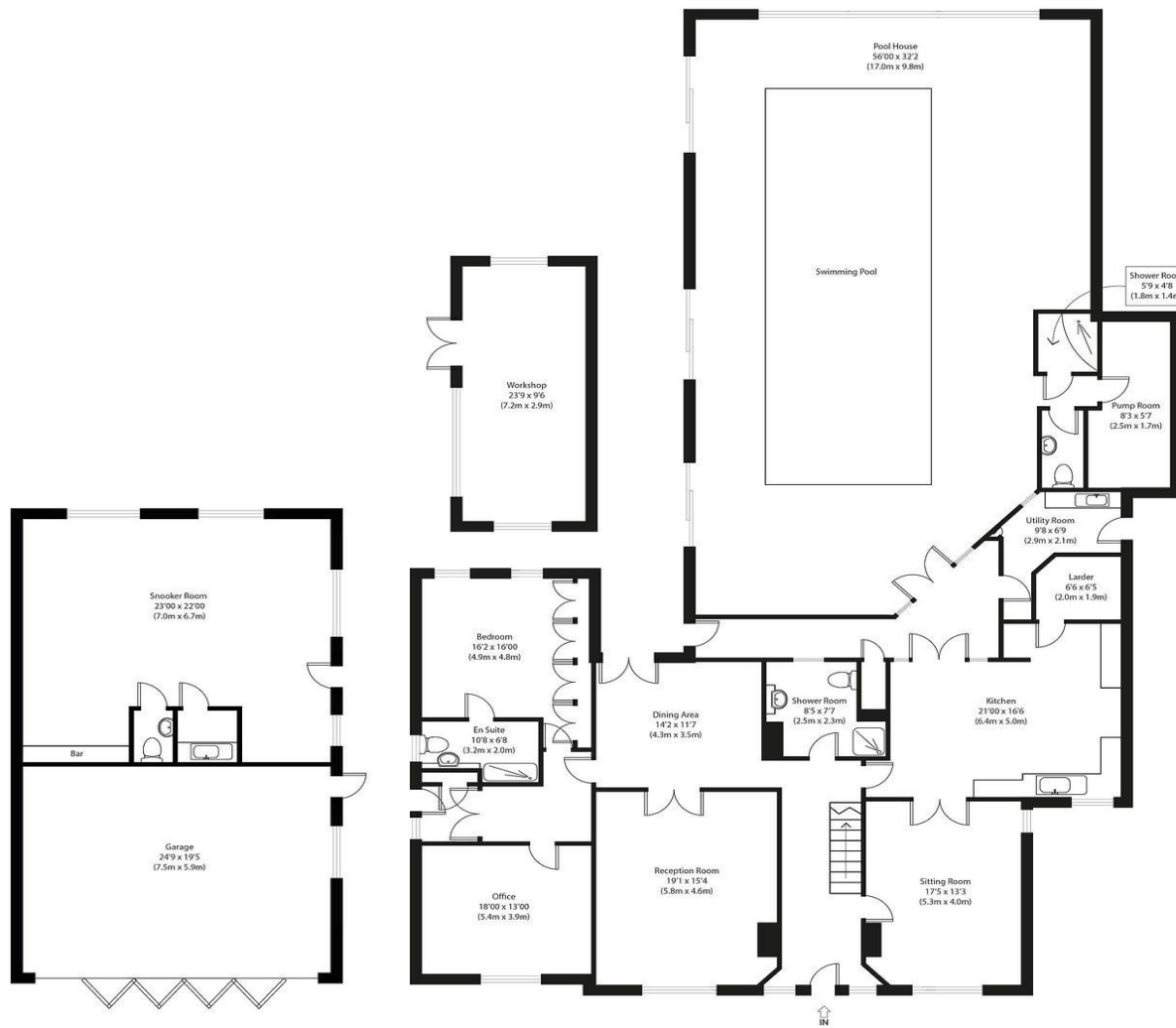
The village is known for its picturesque setting and peaceful atmosphere, making it an ideal place to live for those seeking a tranquil lifestyle. Great Bentley is surrounded by beautiful countryside, offering residents the opportunity to enjoy scenic walks and outdoor activities.

Great Bentley benefits from excellent transport links, including a mainline railway station that provides convenient access to London Liverpool Street via Colchester. This makes it an attractive location for commuters who work in the city but prefer to live in a more rural setting.

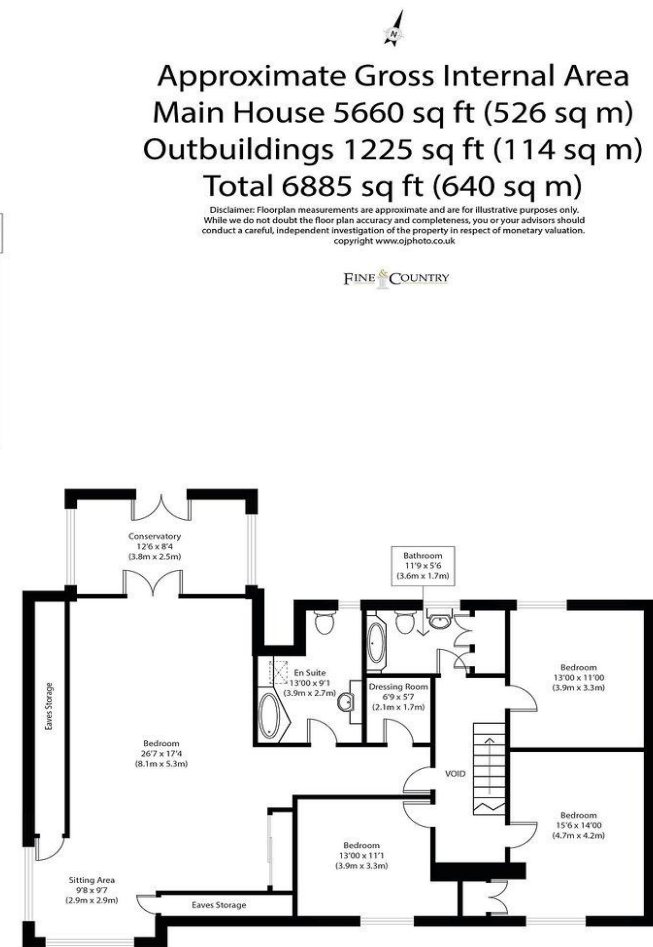
The village itself offers a range of local amenities, including shops, pubs, a doctors surgery and a pharmacy, providing residents with everything they need for their day-to-day needs. There are also several schools in the area, making Great Bentley a great choice for families with children.

For those who enjoy exploring the surrounding area, Great Bentley is well positioned for easy access to nearby towns and cities. Colchester, the oldest recorded town in Britain, is just a short drive away and offers a wealth of historical sites, cultural attractions, and shopping opportunities. The coastal towns of Frinton, Walton and Clacton-on-Sea are also within easy reach, providing residents with access to beautiful sandy beaches and seaside entertainment.

Overall, Great Bentley offers a desirable combination of rural charm, convenient transport links, and access to amenities, making it an appealing location for those looking to enjoy a peaceful village lifestyle within easy reach of larger towns and cities.



Ground Floor



First Floor

Approximate Gross Internal Area  
 Main House 5660 sq ft (526 sq m)  
 Outbuildings 1225 sq ft (114 sq m)  
 Total 6885 sq ft (640 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



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