



Abrey Close | Great Bentley | CO7 8FA

FINE & COUNTRY









# STEP INSIDE

---

Nestled harmoniously on a secluded private road, this enchanting property unveils its grandeur with an impressive size of 2295 square feet, is this stunning five-bedroom detached family home. Impeccably designed, it showcases an array of luxurious features that cater to your every desire.

As you step into the grand and inviting hallway leading you towards the dual aspect sitting room and playroom, accompanied by a conveniently placed cloakroom on the ground floor. Meticulously crafted, the layout of this residence effortlessly accommodates a myriad of family activities, creating the perfect space for cherished moments of personal relaxation, and warm hospitality.

Prepare to be enamoured as you enter the heart of this extraordinary home, where the open plan kitchen/dining family area takes centre stage. Illuminated by the natural light that streams through the glazed bi-folding doors, this space seamlessly merges with the rear garden, transforming it into an idyllic setting for lavish entertaining. A culinary masterpiece, the kitchen boasts a resplendent serving/breakfast island, while a separate utility room and snug add an additional touch of convenience and comfort.

As you ascend the staircase, a realm of refined indulgence awaits, unveiling the opulent principal bedroom. This luxurious sanctuary boasts an en-suite bathroom that exudes sophistication and decadence. Four additional lavishly appointed double bedrooms and a family bathroom complete the second floor, providing an abundance of space for the entire family to luxuriate in.

Externally, the property unveils a meticulously manicured rear garden, a serene oasis that invites you to immerse yourself in tranquility. The double garage and driveway ensure seamless off-road parking accommodating multiple vehicles with ease. The owners have recently had composite decking laid out of the back of the property land have booked landscape gardeners are in from the 15th April 2024 to start work on the rest of the garden. Spending £10,500 on having 60x90 porcelain slabs laid to replace the existing patio and path, as well as having the same percaline slabs laid at the front to replace the existing path. The lawn will be re-laid edged with cobblestone slabs, there will be a BBQ area laid with cobblestone blocks in the corner of the garden, and they'll be building a raised rendered planter by the garage.

# STEP OUTSIDE

---

## LOCATION

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.

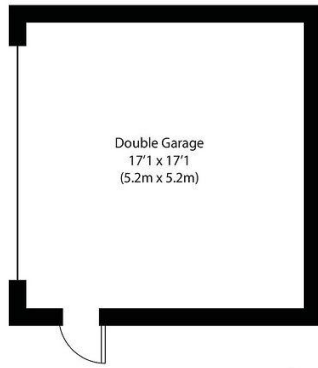
Great Bentley benefits from excellent transport links, including a mainline railway station that provides convenient access to London Liverpool Street via Colchester. This makes it an attractive location for commuters who work in the city but prefer to live in a more rural setting.

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.

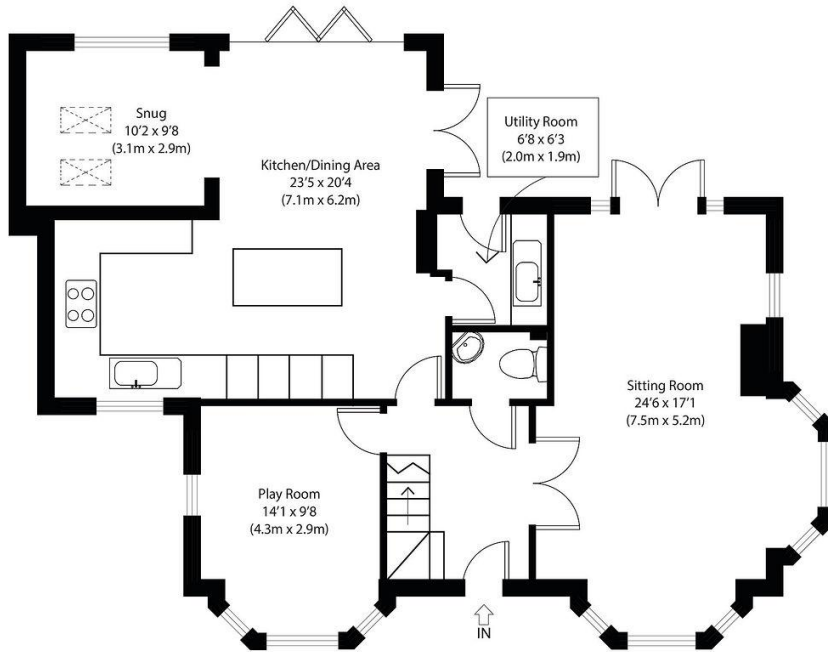




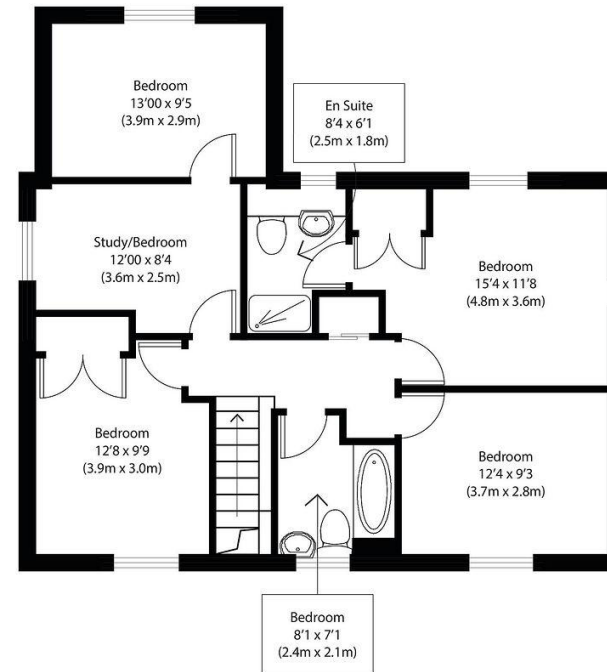
Approximate Gross Internal Area  
Main House 1995 sq ft (185 sq m)  
Garage 300 sq ft (28 sq m)  
Total 2295 sq ft (213 sq m)

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

FINE & COUNTRY



Ground Floor



First Floor

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  
99 London Road, Stanway, Colchester, Essex, CO3 0NY