



New Lane | Feering | CO5 9EJ

FINE & COUNTRY

OVERVIEW

Welcome to New Lane, where modern comfort meets serene countryside living in a stunning detached bungalow. This exceptional property offers a perfect blend of privacy and elegance, nestled within a picturesque village setting and surrounded by delightful field views.

As you arrive, the generous driveway provides ample space for multiple vehicles, setting a tranquil and inviting tone for the home. The bungalow's detached design ensures a spacious and private retreat for you and your loved ones.









STEP INSIDE

Upon entering this charming property, you are greeted by a spacious and welcoming hallway that sets the tone for the rest of the home. The living room is bright and airy, thanks to large windows that offer panoramic views of the picturesque surroundings. Adjacent to the living room, the dining area is perfect for both casual meals and formal dinners, enhancing the flow and ease of movement throughout the home. The well-designed kitchen offers a perfect blend of style and practicality.

Featuring a high-quality Rangemaster oven, it's ideal for those who enjoy cooking at home. The modern cabinetry provides ample storage, while the tiled flooring adds a touch of elegance. A convenient utility room is located next to the kitchen, offering additional storage and functionality.

The ground floor includes four bedrooms, including a master bedroom with an en-suite bathroom and versatile additional rooms that can be used as guest rooms, children's rooms, or a home office. The main bathroom has been designed with high-end fixtures and a stylish look, adding comfort and sophistication. The ground floor offers a balanced blend of style, functionality, and comfort, making it an ideal space for modern living.

OUTSIDE

The garden and grounds offer a serene and picturesque setting, perfectly complementing the home. The property is surrounded by delightful field views, providing a sense of tranquility and privacy. The beautifully maintained garden features lush green lawns bordered by a neat pathway, offering ample space for outdoor activities and family gatherings.

A standout feature is the inclusion of one luxurious hot tub & a 10 speed swim spar, perfect for unwinding, fitness and enjoying the surroundings. The garden also includes a modern outbuilding, with power and wired internet connection, which can be utilized for various purposes such as a home office, gym, studio, playroom or entertainment space. The fencing around the garden ensures privacy while allowing unobstructed views of the picturesque fields beyond.

Overall, the garden and grounds provide a perfect blend of functionality and beauty, creating an inviting outdoor space that complements the elegance and comfort of the home. A spacious driveway provides parking for multiple vehicles, and the detached nature of the bungalow ensures a private and exclusive retreat. The home also features 18 individually optimised panels & 22kw storage batteries (located in loft).



LOCATION

Situated in the picturesque village of Feering, known for its scenic landscapes and friendly community. This tranquil location offers excellent transport links, including nearby Kelvedon Railway Station, which provides regular services to London Liverpool Street in around 50 minutes, and easy access to the A12 for connections to Colchester, Chelmsford, and London.

Families will appreciate the range of highly regarded educational institutions, such as Feering Church of England Primary School and Kelvedon St Mary's Church of England Primary Academy, as well as nearby secondary schools and independent options like Felsted School and New Hall School. Local amenities include shops, pubs, and recreational facilities, with additional options in the nearby towns of Kelvedon and Coggeshall.

The village itself offers a local convenience store, a post office, and several charming pubs and eateries, providing a variety of dining and shopping options within walking distance. This location offers the perfect balance for a comfortable and connected lifestyle.

Ground Floor



TOTAL APPROXIMATE FLOOR AREA :
 1550.3 sq ft (144.03 sq mt)
 House : 1349.5 sq ft (125.37 sq mt)
 Outbuilding: 200.8 sq ft (18.66 sq mt)

RICHARD SEELEY
 SALES MANAGER

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Energy rating and score

This property's energy rating is A. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A	96 A	97 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		



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