



Sturmer Road | New England | CO9 4BB

FINE & COUNTRY

OVERVIEW

Set in the idyllic countryside of New England, this charming property on Sturmer Road offers a perfect blend of modern living and rural tranquility. With versatile accommodation, beautifully landscaped grounds, and approximately 1 acre of land (subject to survey), this home presents an exceptional opportunity for those seeking a peaceful lifestyle without compromising on space or style.

This property is ideal for families or those looking for a serene retreat with plenty of potential.

STEP INSIDE

The ground floor of this charming property offers a thoughtful layout designed for both comfort and functionality. At the heart of the home is a stunning kitchen/breakfast room, spacious and filled with natural light, making it the perfect spot for family meals or entertaining guests. The kitchen seamlessly flows into the family room, providing an open-plan feel while still offering defined spaces.

A formal dining room is ideal for more intimate gatherings, while the sitting room, with its generous proportions, invites relaxation. For those working from home or needing a quiet space, the study provides an excellent retreat.

Additionally, the ground floor features a modern shower room, adding convenience for family members and guests alike. With well-connected rooms and a versatile design, the ground floor creates a perfect balance between everyday living and entertainment.









STEP INSIDE

The first floor of this property is designed with comfort and privacy in mind, offering three well-proportioned bedrooms. The spacious master bedroom features not one, but two dressing rooms, providing ample storage and a sense of luxury. The additional two bedrooms are generously sized, perfect for family members or guests. A family bathroom serves this floor, offering both practicality and elegance. The landing area connects the bedrooms seamlessly, creating a bright and airy space. With its thoughtful design, the first floor ensures a peaceful retreat, balancing comfort with style.

OUTSIDE

The garden and grounds of this property are truly a highlight, set within approximately 1 acre (subject to survey) of beautifully maintained land. The expansive outdoor space offers both open lawn areas and more secluded spots, perfect for enjoying the serene countryside setting. Ideal for outdoor living, the garden provides ample opportunities for entertaining, gardening, or simply relaxing in peaceful surroundings. The various outbuildings, including a gym, a large store, and a cart lodge, complement the outdoor space, offering flexibility for a range of uses, whether it's for hobbies, storage, or workspace. The property's extensive grounds make it an exceptional retreat, blending natural beauty with practical versatility.

LOCATION

Located on Sturmer Road in the picturesque village of New England, this property benefits from a peaceful rural setting while still being conveniently close to essential amenities. The surrounding area is characterized by beautiful countryside views, offering a tranquil lifestyle for those seeking to escape the hustle and bustle of city life. Despite its quiet location, the property is well-connected, with nearby towns providing access to shops, schools, and transport links.

While the property enjoys a peaceful rural setting, it is still well-connected to local transport links. Sturmer Road in New England is conveniently positioned near several nearby towns, providing access to key road networks, making it easy to commute to larger towns and cities in the region. The A1017 and A1307 roads are within easy reach, offering routes to nearby Haverhill, Braintree, and further connections to the M11 for travel towards London or Cambridge. Additionally, train services from nearby stations, such as Audley End or Braintree, provide further transport options for commuters, making this property an excellent blend of countryside living with accessible transport links.



MEASUREMENTS

LOUNGE

37' 7" x 12' 3" (11.46m x 3.75m)

KITCHEN/BREAKFAST ROOM

17' 8" x 11' 11" (5.39m x 3.64m)

DINING ROOM

17' 8" x 39' 8" (5.41m x 12.1m)

STUDY

12' 2" x 8' 1" (3.73m x 2.48m)

BEDROOM ONE

12' 4" x 12' 1" (3.76m x 3.70m)

DRESSING ROOM

11' 3" x 6' 1" (3.45m x 1.86m)

BEDROOM TWO

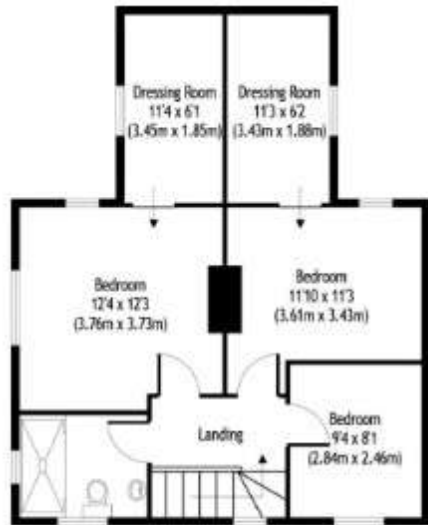
11' 1" x 9' 4" (3.38m x 2.85m)

DRESSING ROOM TWO

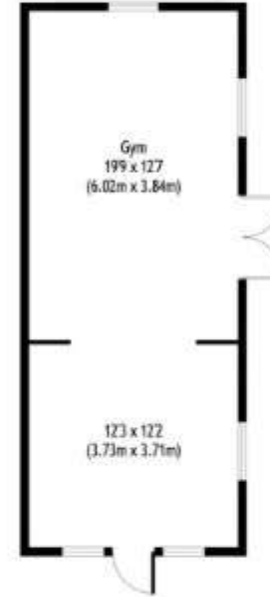
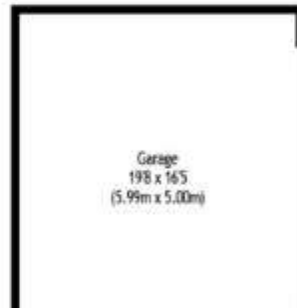
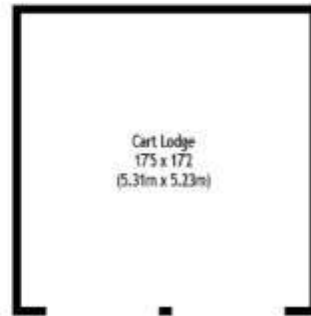
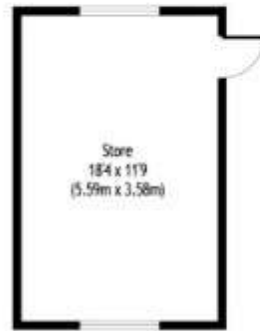
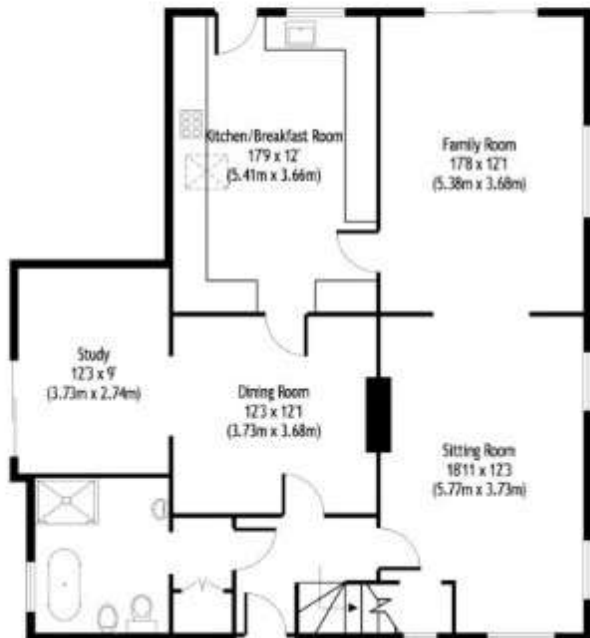
11' 3" x 6' 1" (3.43m x 1.87m)

BEDROOM THREE

9' 4" x 8' 0" (2.87m x 2.45m)



First Floor



RICHARD SEELEY
SALES MANAGER

follow Fine & Country Colchester on



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 Â© 2020 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 5930387 Registered Office: Country Estates Limited, Carter Court, Midland Road, Hemel Hempstead, Herts HP2 5GE. Printed





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