



DAVID  
Burr

Marshalls Farm  
Great Tey, Essex

# Marshalls Farm, Chappel Road, Great Tey, CO6 1JR

Marshalls Farm is an exceptionally situated two/three-bedroom detached bungalow occupying a wonderfully secluded position at the foot of a private access road, surrounded by privately owned land and set within established grounds extending to approximately 1.78 acres. Constructed in 2019, the property combines modern design with outstanding energy efficiency, boasting an impressive EPC A rating, underfloor heating throughout and an array of solar panels.

With no immediate neighbours, the property is approached via a substantial private parking area, providing ample space for multiple vehicles. The well-appointed accommodation is arranged around a welcoming entrance hall with attractive LVT flooring, leading to a dual-aspect double bedroom, a high-specification fully tiled shower room, and an impressive triple-aspect sitting room with UPVC windows and doors that frame delightful views across the surrounding grounds.

The dual-aspect fitted kitchen is comprehensively equipped with an extensive range of gloss-fronted units, solid wood work surfaces and a four-door Leisure range oven, creating a stylish yet practical heart to the home. An adjoining gloss-fronted utility room provides additional storage and functionality, with stable door access to the outside.

A further double bedroom benefits from its own en-suite shower room, offering flexible and well-balanced accommodation suitable for a variety of lifestyles, with potential for a third bedroom or additional reception space if required.

Externally, Marshalls Farm is set within extensive established grounds, with mature border planting and enclosed fencing ensuring privacy and seclusion. The generous plot offers significant scope for further landscaping, extension or adaptation into a more substantial dwelling, subject to the necessary consents. The private access road is shared with just three additional users and operates under a proportional maintenance agreement. Marshalls Farm represents a rare opportunity to acquire a modern, energy-efficient home in a highly private rural setting, offering considerable appeal to local, regional and national purchasers seeking space, sustainability and tranquillity.

- Contemporary detached bungalow constructed in 2019
- Impressive EPC A rating ensuring excellent energy performance
- Underfloor heating throughout the property
- Array of solar panels enhancing sustainability and reducing running costs
- Approximately 1.78 acres of established ground
- Highly secluded position with no immediate neighbours
- Substantial private parking area for multiple vehicles
- Triple-aspect sitting room with attractive outlooks
- Two double bedrooms, including en-suite to principal bedroom
- Scope for extension or further development (subject to consents)
- Peaceful rural setting surrounded by open countryside
- Convenient access to nearby villages, amenities and regional transport links



The property enjoys an enviable rural position, set well back from passing traffic and surrounded by open countryside and privately owned farmland. The setting offers a peaceful and unspoilt environment, ideal for those seeking a lifestyle retreat, whilst remaining accessible to nearby villages and market towns that provide everyday amenities, schooling and transport connections.

The area is renowned for its attractive countryside, country walks and outdoor pursuits, with a strong sense of community within the surrounding villages.

Despite its seclusion, Marshalls Farm remains conveniently positioned for access to regional road networks, making it suitable for commuters or those requiring connections further afield.

The combination of privacy, accessibility and natural surroundings is a key feature of this unique offering.



**TENURE:** Freehold

**SERVICES:** Services include shared mains water (with provision available for an individual supply), private drainage, mains electricity, solar panels and oil-fired central heating. **NOTE:** None of these services have been tested by the agent.

**EPC RATING:** A

**WHAT3WORDS:** breeding.lemons.fluffed

**LOCAL AUTHORITY:** Colchester City Council, Rowan House, 33 Sheepen Road, Colchester, CO1 1PJ (01206 282222). **BAND:** E

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



Ground Floor

# Approximate Gross Internal Area 1315 sq ft (122 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.photohausgroup.co.uk

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