



TREES, LAMBERTS LANE, EARLS COLNE,

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COLCHESTER, ESSEX, CO6 2LE

**NP** NICHOLAS  
PERCIVAL



Offered with no onward chain and situated in a quiet, secluded location, and enjoying panoramic views, Trees has been carefully refurbished and modernised throughout by the present owner. This three bedroom bungalow enjoys a plot of circa 6.5 acres, subdivided into two plots by Lamberts Lane, (the larger plot being circa 4.3 acres and the smaller circa 2.2 acres) and provides a tranquil rural retreat. The accommodation comprises a large kitchen / dining room, sitting room, utility room, family bathroom, cloakroom, two double bedrooms and a well-proportioned single bedroom. There is ample parking in addition to a triple garage. There are a range of outbuildings including pole barn and stables that require repair.

Electric Heating (Underfloor) | Electric Hot Water System | Private Drainage | Mains Water | No Gas Supply | Tenure Freehold | Council Tax Band G | EPC E  
Restrictive Covenant Applies



## Property

Offered with no onward chain and situated in a quiet, secluded location, and enjoying panoramic views, Trees has been carefully refurbished and modernised throughout by the present owner.

Situated at the end of Lamberts Lane, Trees is approached via a gravelled driveway providing ample parking in addition to the triple garage.

The entrance hallway provides access to the sitting room to the front of the property, and double doors from the sitting room connect to the large kitchen / dining room to the rear.

The kitchen features integrated NEFF double oven, hob and hood, as well as an integrated BOSCH dishwasher. There is space provided

for a large American style fridge / freezer.

Ample storage is provided by a good array of cupboards and drawers that includes a kitchen island, all set within an attractive Quartz worktop.

The utility room provides further storage and workspace (again finished with Quartz work surface) as well as space and plumbing for a freestanding washing machine and tumble dryer, boiler cupboard with electric system.

There are three bedrooms, two large double rooms and the third is a well-proportioned single room.

The family bathroom is comprised of a shower cubicle with both rainfall shower head and mixer hose attachment, double ended bath,

handbasin set within a vanity unit and toilet.

The cloakroom, comprised of toilet and handbasin set with a vanity unit, completes the internal accommodation.

## Outside

To the rear of the bungalow there is a small patio, and adjacent to it a triple garage which is split into one two bay unit and one single bay unit.

Enjoying its own independent gated access there is a three-quarter enclosed pole barn and eight stables, these units in common with what was previously kennelling are in need of repair / replacement.

In total the plot is circa 6.5 acres and is subdivided into 2 plots by Lamberts Lane. The

smaller plot with the bungalow, garaging and outbuildings totals circa 2.2 acres and the larger plot circa 4.3 acres.

## Situation

Trees is located in a rural and tranquil location with open countryside views towards the end of Lamberts Lane. There is ample opportunity for relaxation and enjoyment in this rural setting which is adjacent to Chalkney Woods providing numerous footpaths for exploration. The nearby village of Great Tey plays host to a range of useful amenities including a popular public house, primary school (rated 'Good' in the most recent Ofsted report) village hall, mobile farm shop, regular bus service and the noted Barn Brasserie. The A12 and A120 are



easily accessed as is Marks Tey mainline railway station offering direct connections to London, Colchester and Ipswich.

The city of Colchester offers the wide range of shopping, leisure, and recreational facilities expected of a major regional centre.

### Agents Notes

Electric Heating and Hot Water System  
Private Drainage System.

To the Southern boundary of the smaller plot and adjacent to the gated access to the pole barn, a restrictive covenant applies not to build on the cross hatched area of the site plan.

Our particulars are produced in good faith but can only be used as a guide to the property.

If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property.

Any measurements quoted are for guidance only.

No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same.

These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts.





**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract. **SERVICES:** Mains electricity and water are connected. **TENURE:** The property is being offered for sale via private treaty freehold with vacant possession upon completion. **LOCAL AUTHORITY:** Colchester Borough Council, Tel 01206 282 222. **COUNCIL TAX:** Band G. **RIGHTS OF WAYLEAVES & EASEMENTS** The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not. **VIEWINGS:** Strictly by appointment via Sole Agents Nicholas Percival (01206 563 222 / sales@nicholaspercival.co.uk).

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**TOTAL APPROXIMATE FLOOR AREA:**

**4156.5 sq ft (386.15 sq mt)**

**House : 1303.4 sq ft (121.09 sq mt)**

**Stables : 1170.6 sq ft (108.75 sq mt)**

**Outbuilding: 643.1 sq ft (59.74 sq mt)**

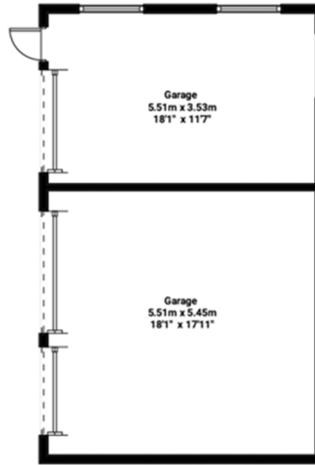
**Garage : 532.6 sq ft (49.48 sq mt)**

**Barn : 399.6 sq ft (37.12 sq mt)**

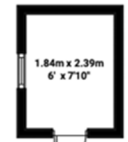
**Store : 107.3 sq ft (9.97 sq mt)**



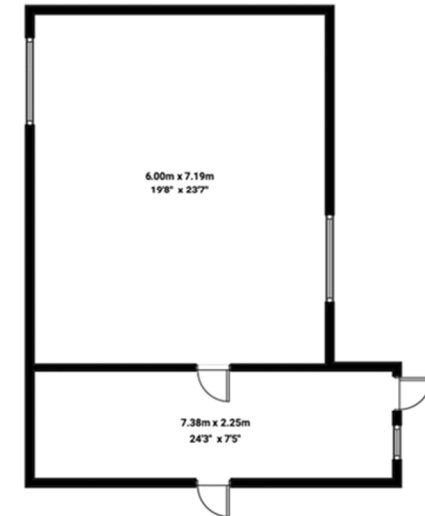
**Barn**



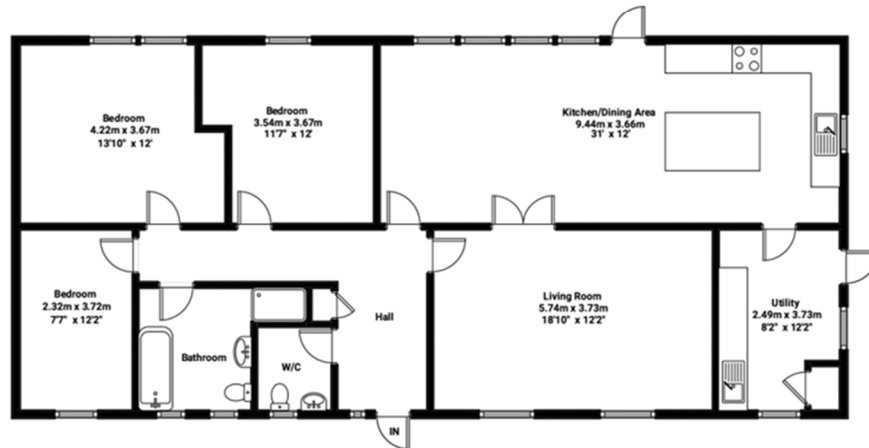
**Garage**



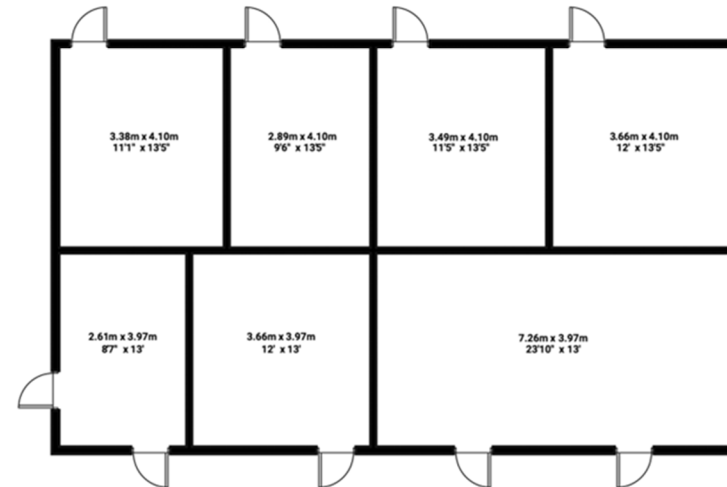
**Stores**



**Outbuilding**



**House**



**Stables**

**Trees, Lamberts Lane, Earls Colne**

Illustration for identification purposes only. Measurements are approximate and not to scale.

