



THE GRANARY HOUSES

Colne Engaine | Essex



Chapman Stickels

THE GRANARY HOUSES STATION ROAD COLNE ENGAIN ESSEX, CO6 2ES

Marks Tey Station - 8 miles
Colchester Station - 12 miles
Braintree - 9.5 miles

- Living room • Kitchen/dining room • Cloakroom •
 - Plant room • Storage room • Landing •
- Two double bedrooms (with one ensuite) •
- Single bedroom • Rear balcony • Bathroom •
 - Private gardens • Off-road parking •

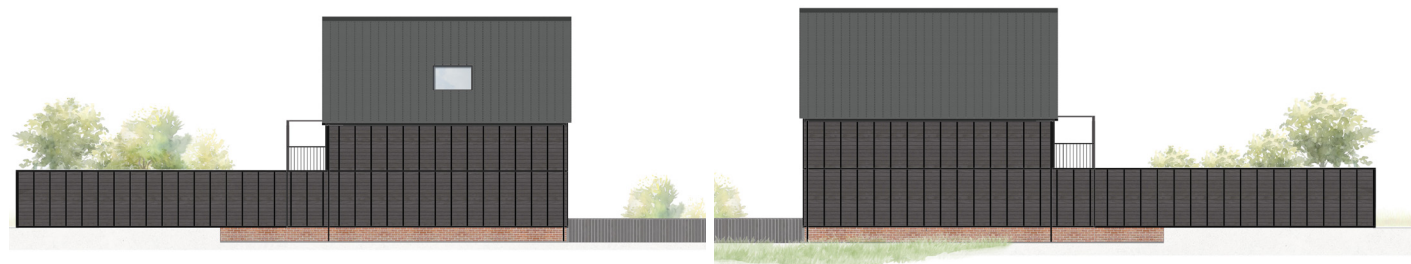
The Properties

Tucked away on the southern edge of this well-regarded village, The Granary Houses are individual properties which will perfectly combine contemporary living, whilst the design and building materials pay homage to agricultural buildings which formally occupied this secluded semi-rural setting.

The properties are being built by multiple award-winning local developers, Maple Builders, and the first construction phase commenced in July 2024. The houses will display distinctive facades of traditional black pine weatherboarded elevations on a base of faced Flemish bond brickwork. The houses will be notable for their open plan kitchen/dining rooms and generous front sitting rooms. The main rear bedrooms with their respective balconies will enjoy views over the gardens and meadowland beyond.

Externally, the properties will provide off-road parking for two vehicles. The rear gardens, which will back onto meadowland, will be partially paved and enclosed by

COMING SOON - THREE UNIQUE NEW BUILD HOUSES BUILT TO
THE VERY HIGHEST OF STANDARDS TOGETHER WITH
PRIVATE REAR GARDENS AND OFF-ROAD PARKING



timber fencing. Metal railings will define the front gardens.

Purchasers involved at an appropriate construction stage will be able to liaise with the developer to influence finish and fittings. The properties are offered with the benefit of a 10-year warranty.

Location

Coppins Yard is the original farmyard to the neighbouring Brook Farm, offering a small collection of individual new homes and barn conversions, each with their own individual character and high standard finishes. Colne Engaine is situated within the Colne Valley on the north Essex border and is a highly sought-after rural farming village. There is the award-winning Five Bells pub & restaurant, village shop, a historic church and village hall, as well as a C of E Primary School. The local area offers some exceptional country walks and Earls Colne lies approximately one mile away, offering more amenities and traditional shops as well as Colne Valley Golf Course.

Services

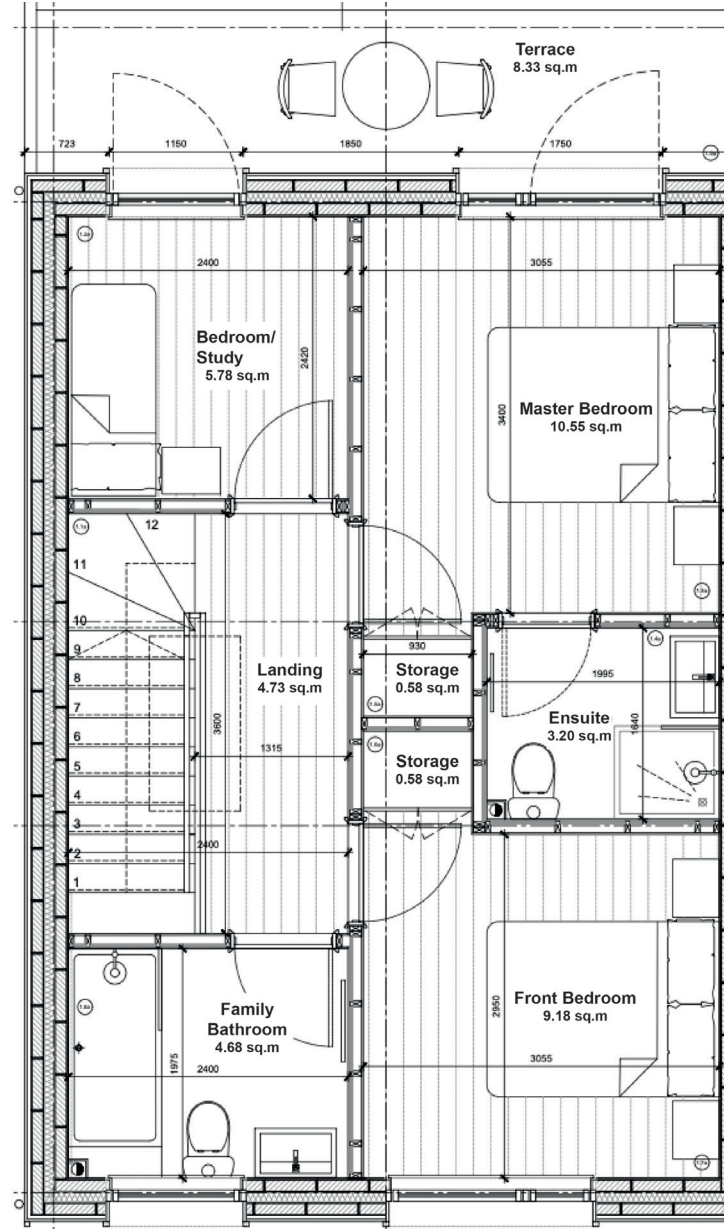
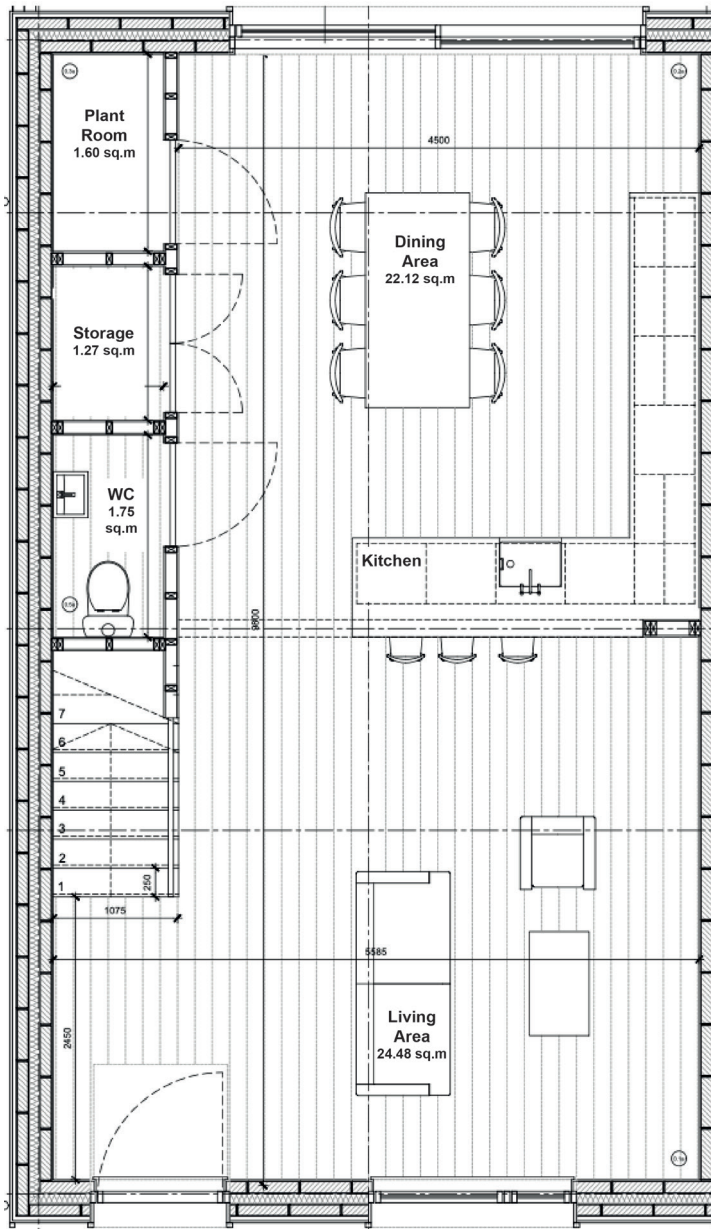
Mains water and electricity, Air source heat pump systems, integrated photovoltaic solar panels. External electric car charging points.

Local Authority and Council Tax
Braintree District Council. Band TBC (2024)

Guide Prices

- 1 Granary Houses - £465,000
- 2 Granary Houses - £450,000
- 3 Granary Houses - £465,000





MAPLE™
Developments Ltd

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