

- Brand New Semi-detached house
- Contemporary kitchen diner with Island
- Four double bedrooms
- En-Suite to Principle Bedroom
- High speed broadband with internal CAT 6 cabling
- Cloakroom and utility
- Countryside Views
- Air Source Heat Pump with underfloor heating to ground floors
- Photovoltaic (PV) panels & Charging Point
- Private drive for multiple vehicles



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Roman Close
Gosfield, CO9 1PR

£525,000
: Deposit
: Available Date



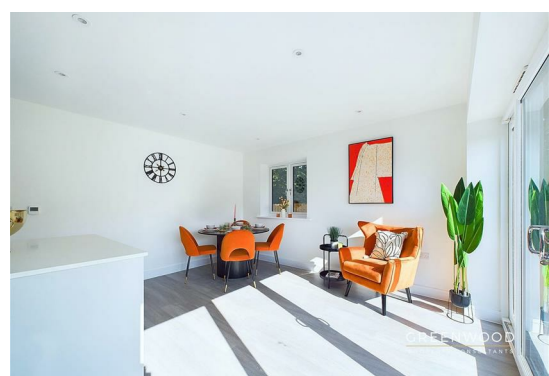
Essex House
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Colchester
Essex
CO3 3HH

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sales@greenwoodpc.co.uk
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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Property Description

Lynmore Homes and Greenwood Property Consultants are delighted to present this outstanding new collection of just five professionally-constructed four bedroom family homes in Gosfield, an attractive village hidden within the picturesque Essex countryside. Ideal for modern lifestyles, it is a finely-crafted collection which places residents in an enviable location within a more exclusive part of Essex, with a host of excellent travel links nearby.

Combining superior craftsmanship, impressive specifications and high quality materials – alongside contemporary finishes and intelligently-planned living spaces – these homes offer an exceptional balance of practicality, luxury and style – and make the best of their superb position and outlook.

A brand new collection of just five outstanding four bedroom family homes by Lynmore Homes. Situated in an attractive village hidden within the picturesque Essex countryside. With stunning countryside views and backing onto the local Tennis Club. These finely-crafted homes have been thoughtfully designed with high specification and build quality, in an enviable location within a more exclusive part of Essex, with a host of excellent travel links nearby.

Roman Close will place you in the perfect location to enjoy all the benefits that this part of Essex has to offer. The pretty village of

Gosfield offers all you'll need day-to-day. Nearby you'll find a local shop for essentials, the locally-loved Apple Tree restaurant – a family-run lakeside venue serving freshly baked pizzas and Sunday roasts – and the historic King's Head public house. Parents will be pleased to note a preparatory school, a community primary school and the prestigious Gosfield independent school very close-by – all of which come with superb reputations.

Backing onto the popular Gosfield Lawn Tennis Club, which has been enjoyed by locals for nearly one hundred years, you'll be perfectly placed to spend time "on court", whilst the nearby Gosfield Lake Resort is much-loved watersports facility with a wide range of offerings – ranging from water skiing and paddle boarding, through to weekly open-water swimming sessions and triathlons in the Summer. Members of Gosfield Lake Golf Club can enjoy peace and tranquility away from the bustle of modern life, with the club positioned adjacent to Gosfield Hall, a magnificent Georgian Manor House and one time Royal Residence. Braintree is just 10 minutes from home and Halstead, Colchester and Chelmsford are within easy reach.

