

oakheart

£550,000

Guide Price  
Plough Road, Great Bentley

Guide Price: £550,000 - £600,000.

Nestled within the sought-after village of Great Bentley, stands this expansive five-bedroom detached family home situated on a substantial plot spanning approximately three quarters of an acre (STS). Renowned for its convenient proximity to the local train station, charming pubs, and picturesque countryside vistas, Great Bentley is highly regarded among residents. Within easy reach are various amenities, shops, and a school, all conveniently accessible on foot. Notably, the village boasts an expansive green space, reputedly one of the largest in the country, sprawling across an impressive 43 acres.

The generous interior space, albeit needing modernisation, comprises a welcoming entrance leading directly into a spacious lounge flooded with natural light. Continuing through the property, an inner hallway provides access to a convenient utility room and an integral double garage, while a staircase ascends to the first floor. Ideal for hosting gatherings, a secondary reception room adjacent to a dining area offers ample entertainment space. Transitioning seamlessly from indoors to outdoors, a conservatory at the rear of the property provides a serene vantage point overlooking the expansive gardens. The kitchen is centrally located, being more contemporary. Additionally, two further reception rooms and a bathroom complete the ground floor layout.

Ascending to the first floor, a generously proportioned landing grants access to the principal bedroom along with four additional bedrooms, complemented by a family shower room.

Externally, the property features ample off-road parking for multiple vehicles alongside a double garage. However, the standout feature of this property undoubtedly lies in its mature rear garden. Abundantly adorned with a diverse array of trees, plants, hedges, and shrubs, the garden affords tranquil views of untouched farmland expanses beyond











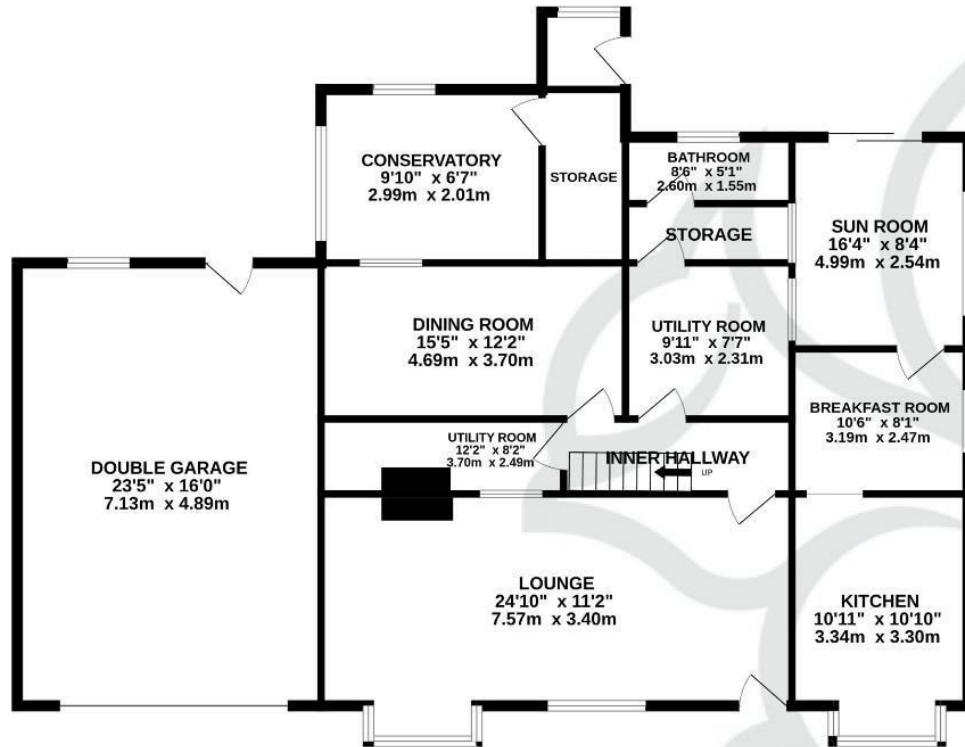




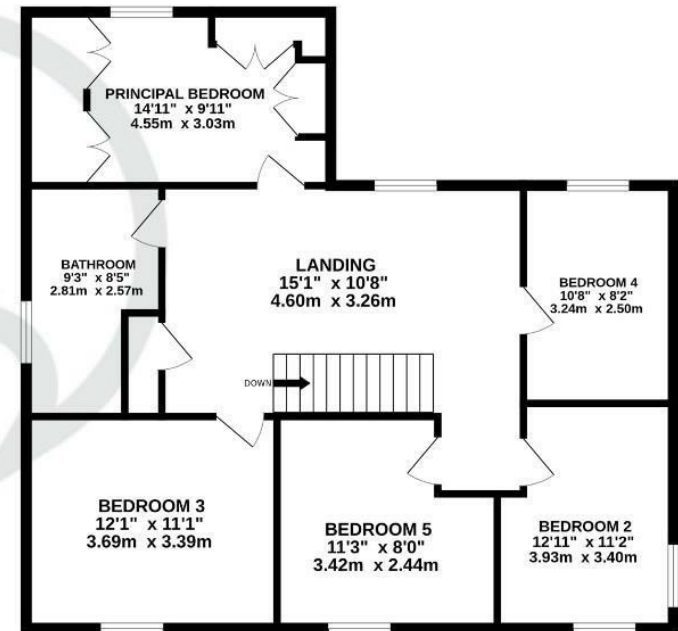




GROUND FLOOR



1ST FLOOR

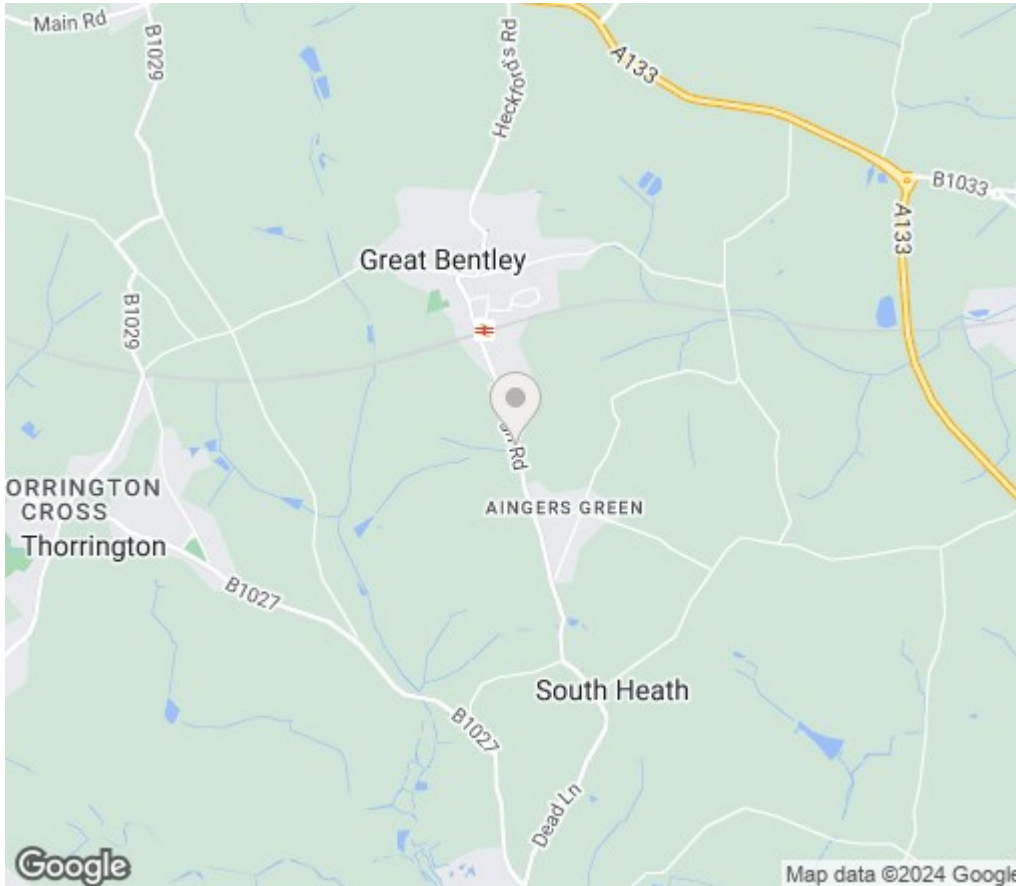


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Local Authority:  
Tendring

Tenure:  
Freehold

Council Tax Band:  
E



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.

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