

oakheart



£475,000

Guide Price  
Rubens Close, Alresford



Guide Price: £475,000 - £500,000.

This well-presented, four-bedroom, two-bathroom detached family home, built in 2019, is located in the ever-desirable village of Alresford. It is conveniently situated near schools, local amenities, and Alresford Train Station.

On the ground floor, the property features a welcoming entrance hall that provides access to a WC and an understairs storage cupboard. The spacious lounge boasts French doors that open out to the rear garden, filling the room with natural light. The modern kitchen diner is equipped with integrated appliances and wraps around into the utility room, which offers additional storage and a back door leading to the rear garden.

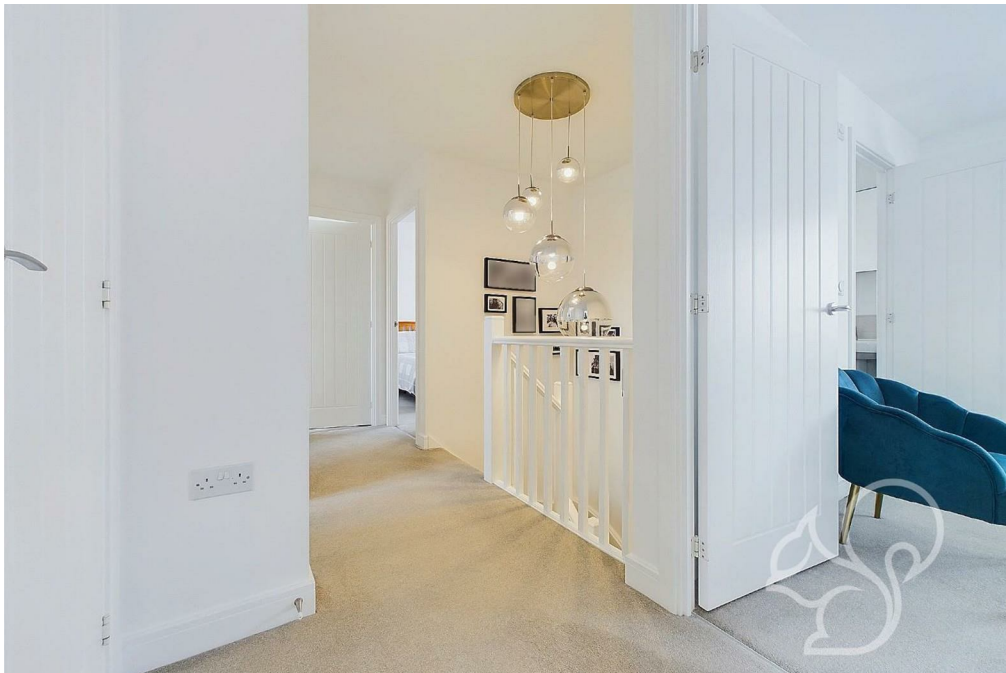
The first floor consists of a central landing area that connects to all four double bedrooms and the family bathroom. The principal bedroom is generously sized and includes an en-suite bathroom. The three additional double bedrooms offer ample space for family or guests. A well-appointed family bathroom serves the remaining bedrooms, and an airing cupboard provides practical storage for linens and towels.

Outside, the fully landscaped rear garden features an extended patio, a pergola, and a lawn area. A recently built summer house offers additional living space or can be used as a home office, with an extra area behind it for storing bins and recycling. The garden also provides access to the garage. The front driveway offers off-road parking.

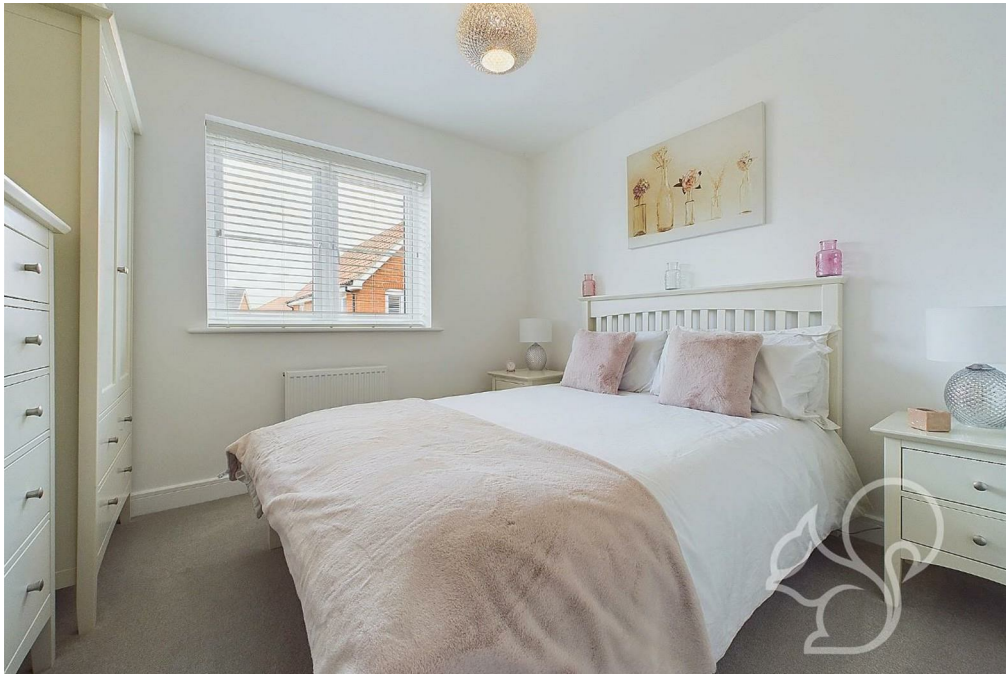
This property combines modern amenities with comfortable living spaces in a sought-after village location.













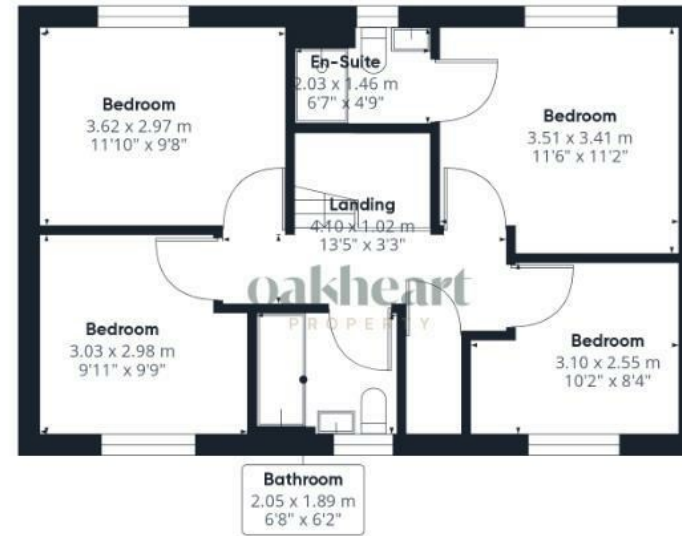








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

Approximate total area<sup>(1)</sup>  
132.72 m<sup>2</sup>  
1428.55 ft<sup>2</sup>

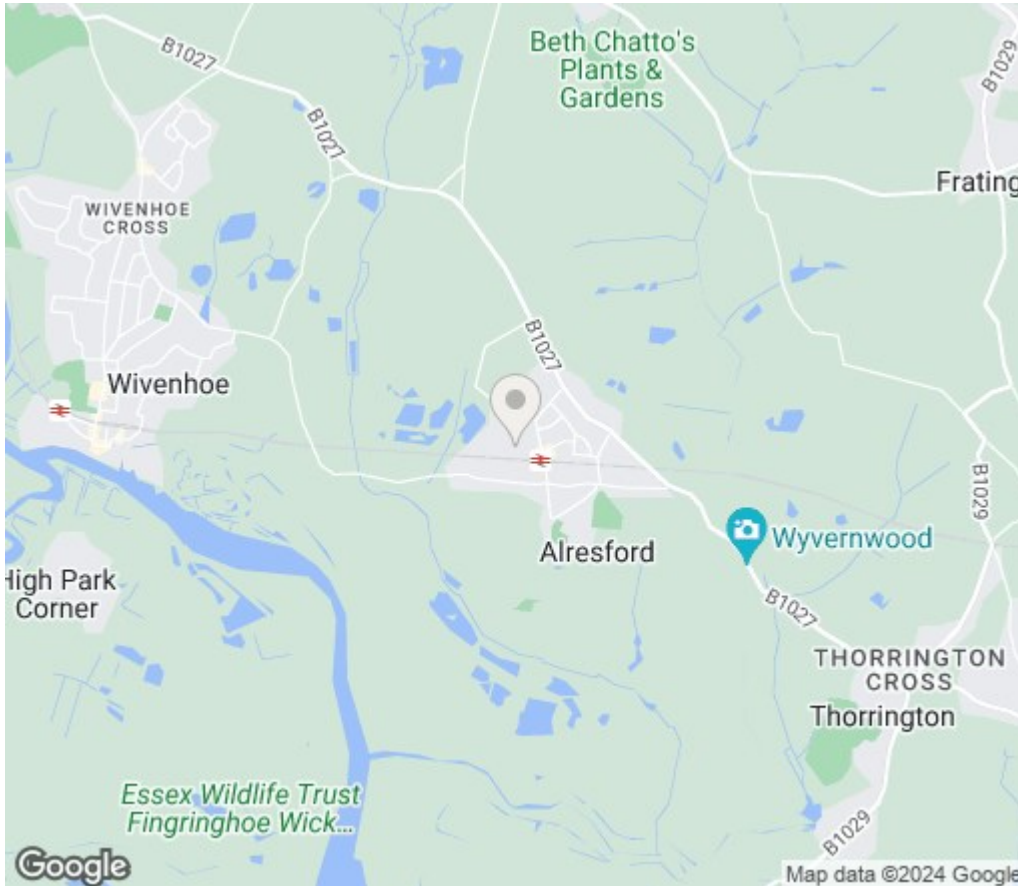
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.


Local Authority:  
Tendring

Tenure:  
Freehold

Council Tax Band:  
E



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		<b>100</b>
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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Oakheart Colchester

**01206 803 308**

[colchester@oakheartproperty.co.uk](mailto:colchester@oakheartproperty.co.uk)

2b Cotman Road, Colchester, Essex, CO3 4QJ