

oakheart



£850,000

Guide Price

The Green, Great Bentley

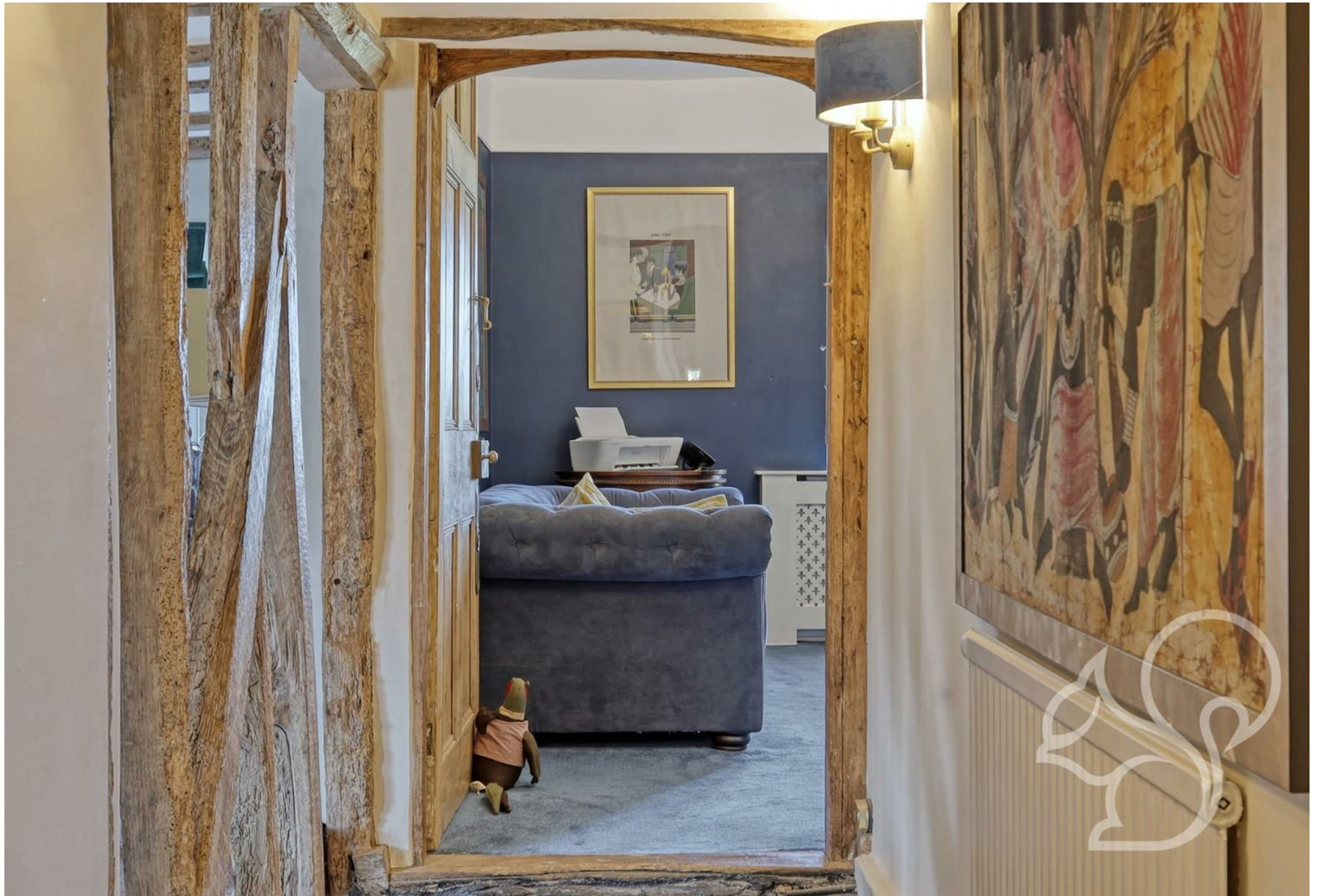
A five-bedroom, four-bathroom detached family home, boasting over 4,000 sq ft of total accommodation including outbuildings, where charm and character blend seamlessly with modern convenience. Situated in a prime location overlooking the picturesque Great Bentley Green, this property offers a unique blend of traditional features, such as exposed beams and an inglenook fireplace, with the luxury of expansive living spaces. The village itself

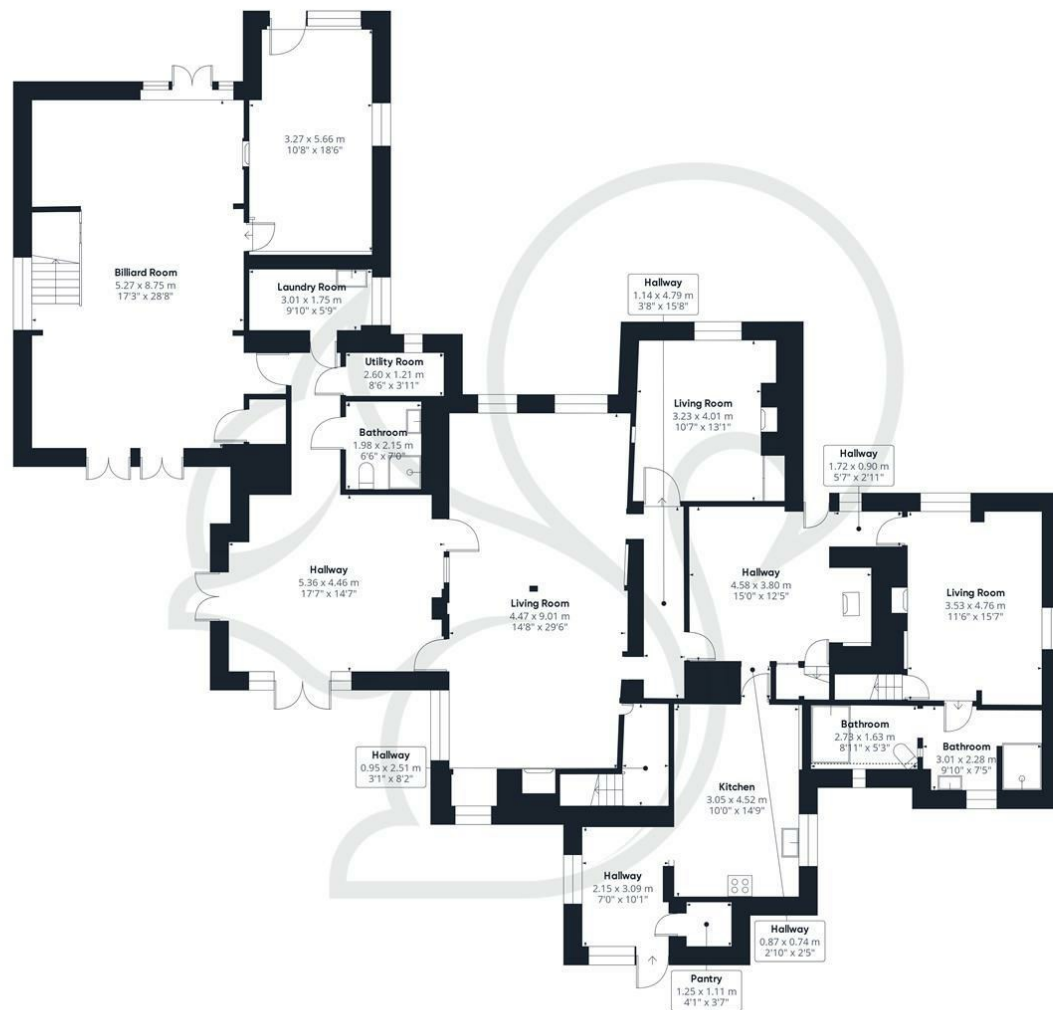
provides a tranquil setting, yet remains well-connected with a range of local amenities, including a highly-rated primary school, Tesco Express, The Plough Pub/Restaurant, and a railway station offering direct links to London Liverpool Street and the coastal towns of Frinton and Clacton-on-Sea. This exceptional home is perfect for families seeking both space and community in a beautiful village setting.











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Approximate total area⁽¹⁾

240.87 m²2592.72 ft²

Reduced headroom

0.5 m²

5.34 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Local Authority:


Tendring

Tenure:

Freehold

Council Tax Band:

Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	47	52
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

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