

£1,250,000

Land at Banters Lane, Great Leighs



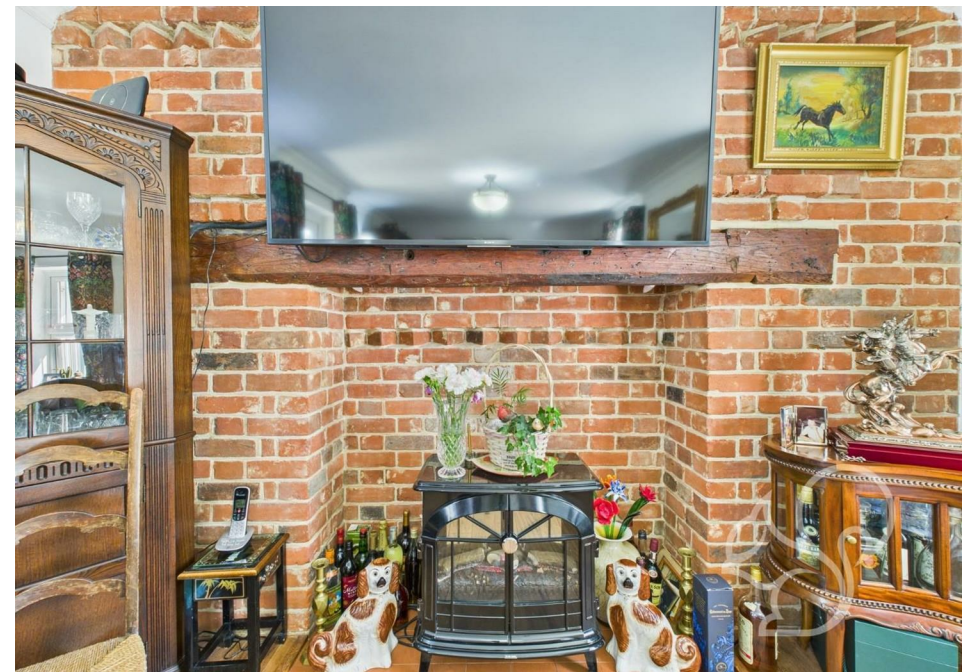
## LAND OPPORTUNITY IN THE HEART GREAT LEIGH'S!

Discover a unique opportunity in the idyllic village of Great Leigh's, where just under an acre of land awaits your vision for potential development. This picturesque property boasts stunning field views, providing a serene backdrop for any project. Included within the offering is an enchanting period 3-bedroom cottage, complete with a charming two-bedroom annex, perfect for guests or extended family. The property features a large driveway, ensuring easy access to the rear, enhancing the usability of the land. Whether you're looking to invest in a development project or seeking a peaceful retreat, this property offers endless possibilities in a beautiful rural setting.

### Corner Cottage

Step inside to discover a spacious and character-filled interior, where exposed beams, original brickwork, and a mix of wood, tiled, and soft carpet flooring create a warm, welcoming ambiance. The heart of the home is a large open-plan kitchen and dining area, ideal for modern family living and entertaining. The kitchen flows seamlessly into a generous dining space and onwards into a cozy reception room complete with an impressive inglenook fireplace. French patio doors lead directly out to the tranquil rear garden and sun-drenched patio area, offering a delightful indoor-outdoor lifestyle. The ground floor is also home to one of the three bedrooms and a separate shower room—ideal for guests or single-level living.

Upstairs, the period features continue to shine. The landing branches off to two further bedrooms and a stunning family bathroom, boasting a tiered freestanding roll-top bath, perfect for long soaks. One of the bedrooms is accessible through a charming character doorway, adding a unique touch that simply must be seen in person.



























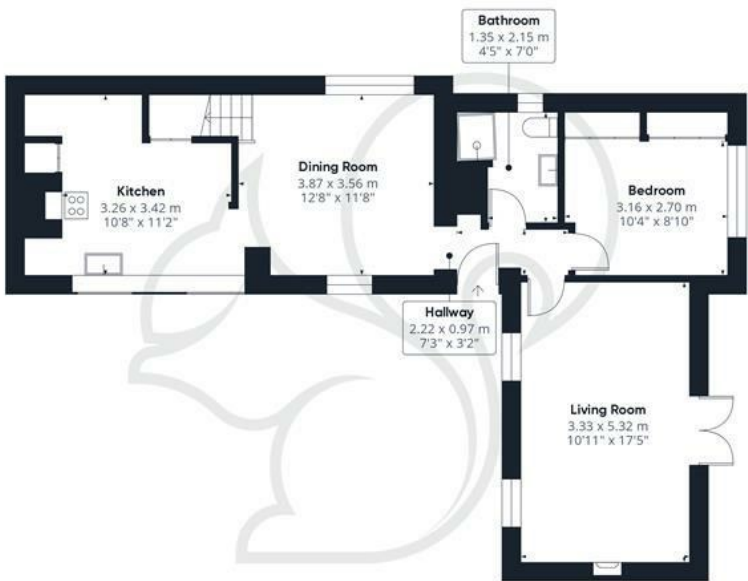




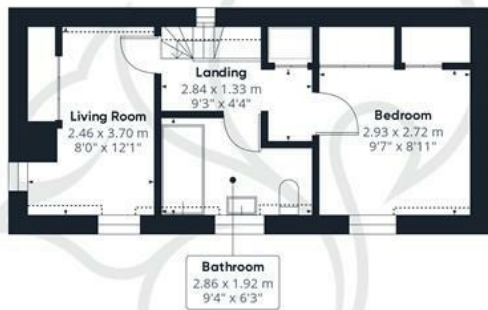




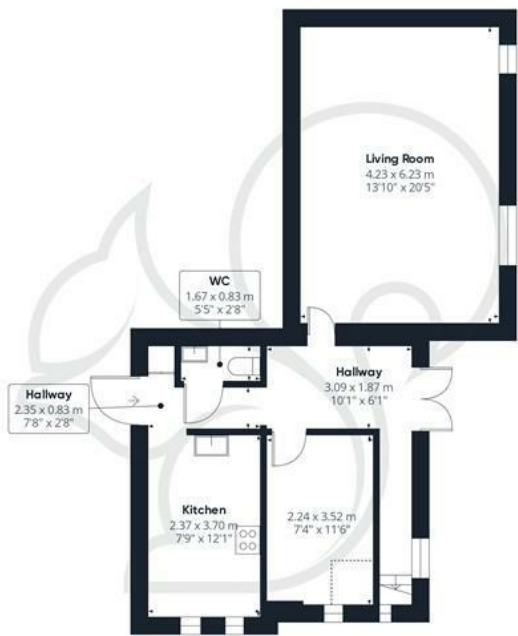




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Floor 1 Building 2

Approximate total area<sup>(1)</sup>

160.75 m<sup>2</sup>  
1730.3 ft<sup>2</sup>

Reduced headroom

2.73 m<sup>2</sup>  
29.37 ft<sup>2</sup>

(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.



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