

oakheart



£500,000

Guide Price

High Street, Kelvedon, Colchester



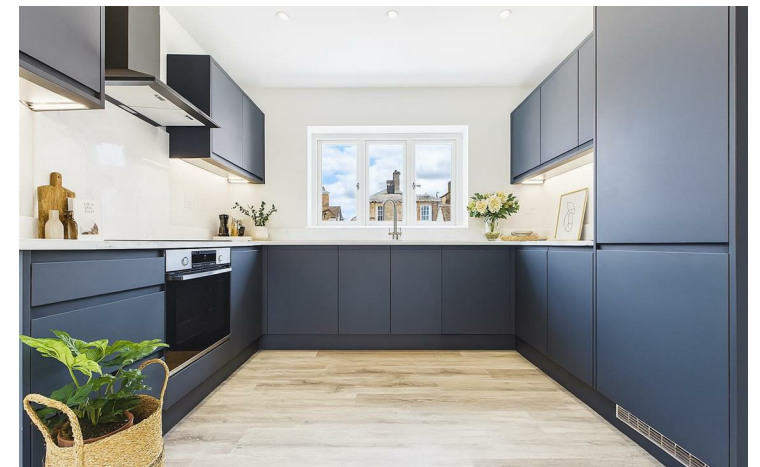
Perfectly positioned in the heart of historic Kelvedon, this superb new detached two bedroom bungalow is the work of a trusted local builder and showcases high-quality finishes and energy-conscious design throughout.

This beautifully crafted home blends contemporary design with traditional character, boasting hardwood vertical cladding, a slate roof, and Velux roof lights. Inside, you'll find an entrance hall leading into a spacious open-plan kitchen, dining, and living area with double doors opening onto a private terrace. The property includes two generous double bedrooms, with an en-suite to the master, plus a

stylish family bathroom. Outside, there are two allocated parking spaces, a rear garden with a paved seating area, and energy-efficient air source heating.

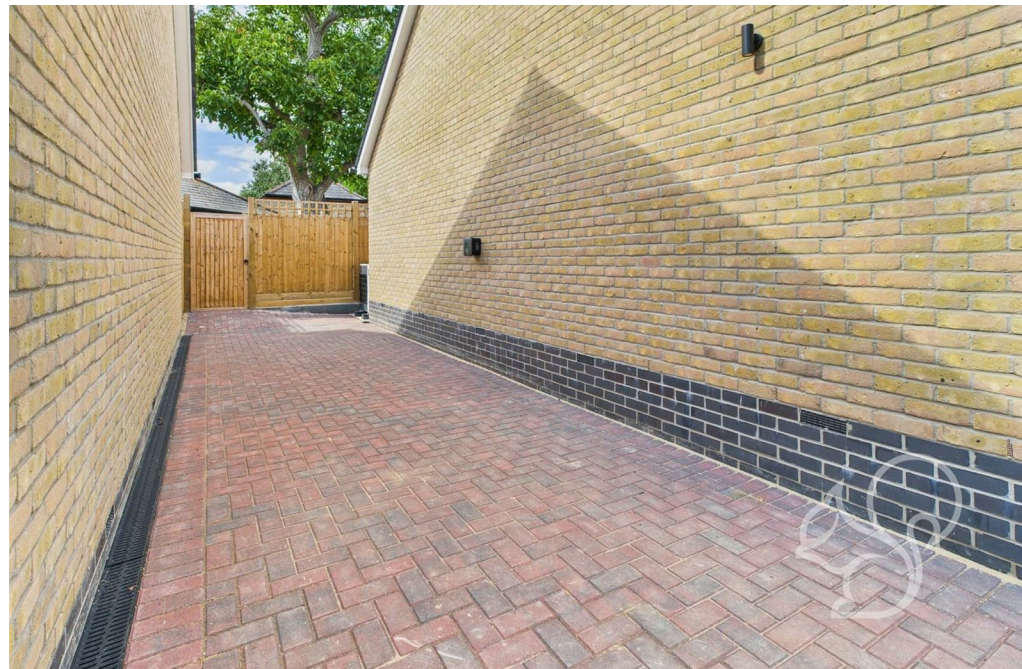
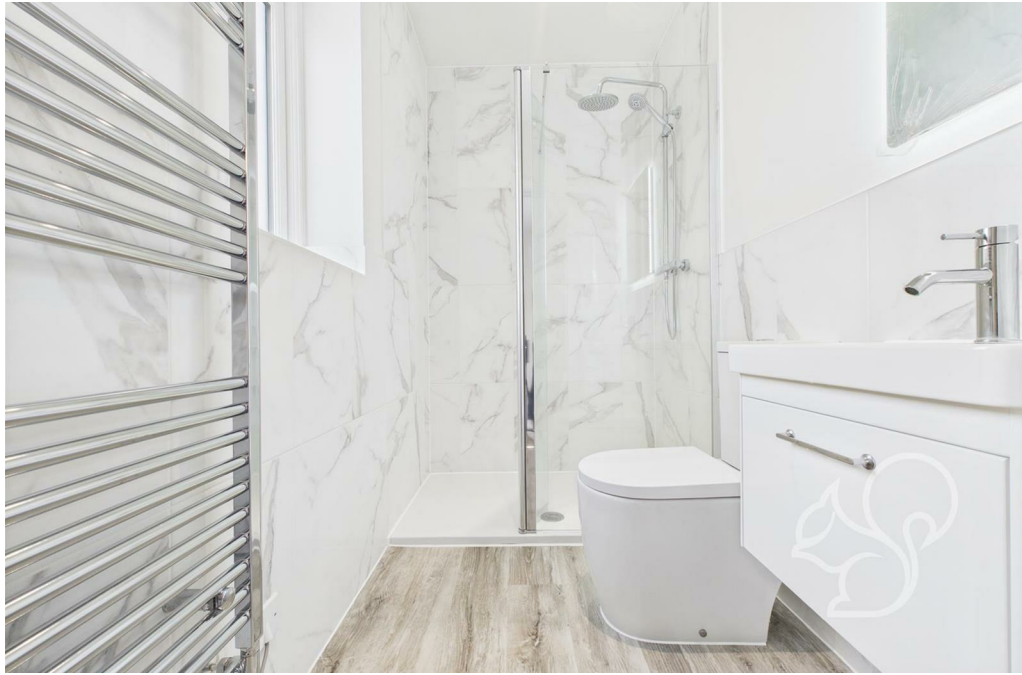
Kelvedon is a charming Essex village steeped in history, with period buildings and a 12th-century parish church. The village offers a range of local amenities, including shops, a supermarket, post office, pharmacy, butchers, fishmongers, and inviting cafes, restaurants, and pubs. The Kelvedon Institute hosts community classes in Pilates, dance, gardening, and more, while nature lovers will enjoy the nearby Brockwell Meadows.

Well-connected for commuters, Kelvedon offers direct train services to London Liverpool Street (approx. 50 mins) and Colchester (approx. 13 mins), along with regular bus routes to Chelmsford and Colchester. Convenient road links via the A12 and A120 connect to the M11 and Stansted Airport (approx. 26 miles).



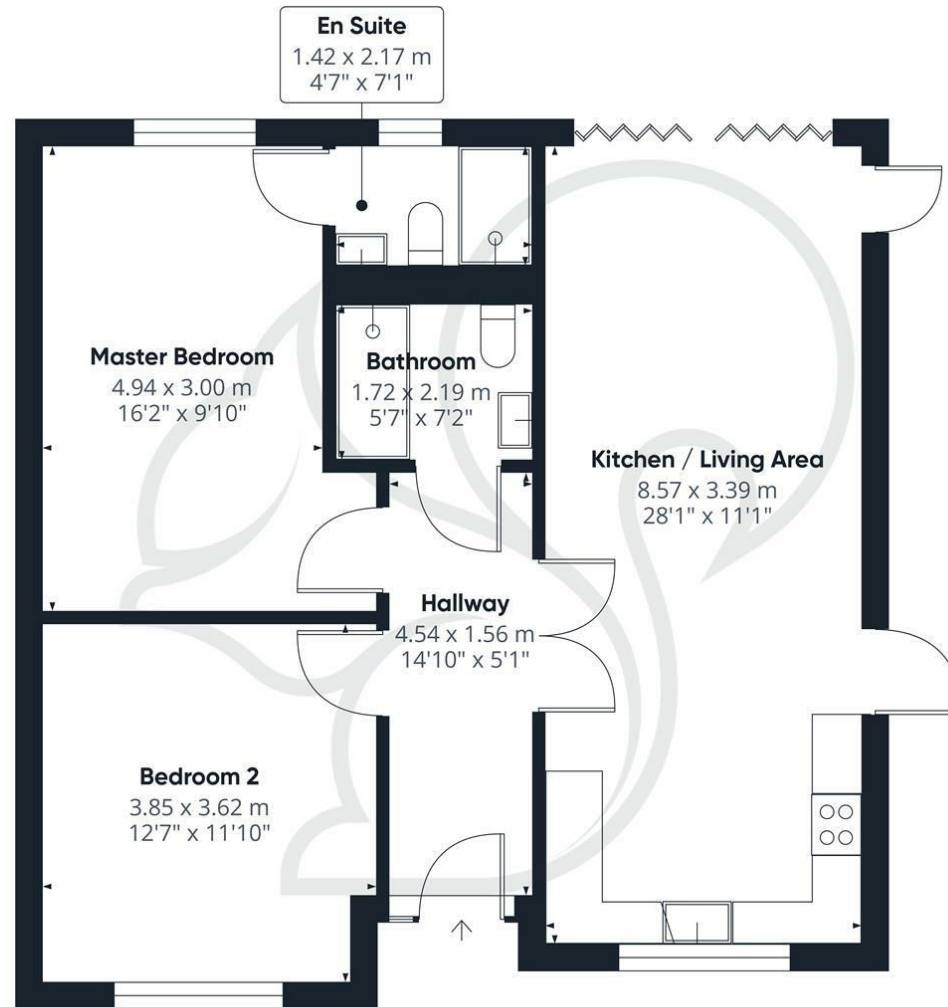












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Approximate total area<sup>(1)</sup>

74.1 m<sup>2</sup>  
798 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.


GIRAFFE360

**Local Authority:**

**Tenure:**  
Freehold

**Council Tax Band:**  
New Build

### 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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	77	82
<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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