



Warrens House
Great Tey, Essex

DAVID
BURR



Warrens House, The Street, Great Tey, Colchester, Essex, CO6 1JS

Great Tey is a popular village in north Essex conveniently placed between Colchester and Braintree via the A120, Marks Tey mainline railway station with links to London Liverpool Street station is situated approx. 3 miles distant, well placed for commuters and providing access to the A12 in both directions. Great Tey offers a wealth of facilities including a primary school, recreation ground, village hall and 16th century public house and restaurant.

A four bedroom (one en-suite) detached, unlisted farmhouse, tucked away and enjoying a secluded location, yet within walking distance of the centre of the well-regarded North Essex village of Great Tey. Situated within walking distance of The Chequers public house, the property offers an accommodation schedule of approximately 3,500 sq ft arranged via four distinctive ground floor reception spaces with four double bedrooms and complementing en-suite facilities. Ideally placed as a generously proportioned family home the property is characterised by a wealth of natural light from the south facing rear aspect and is further enhanced by a ground floor study and utility room. Further benefits to property include a detached double garage and gardens enveloping the property with south facing landscaped grounds incorporating a tennis court. Arranged beyond a rear terrace with a total plot size of approximately 1 acre.

A four bedroom (one en-suite) detached, unlisted property, enjoying a secluded position yet within walking distance of the centre of the village. Arranged via four ground floor reception spaces and approximately 3,500 sq ft in total. Further benefits include a detached double garage, ample private parking and south facing gardens of approximately 1 acre incorporating a tennis court and landscaping.

A timber door opening to:

ENTRANCE PORCH: (2.65m x 1.24m) With casement windows to front, pine fitted shelving and panel door to:

DINING ROOM: (5.79m x 4.55m) Afforded a dual aspect with a casement window to front and secondary glazing, panel glazed double doors to side and staircase rising to first floor. A range of LED spotlights and floor to ceiling heavy oak doors opening to:

DRAWING ROOM: (6.33m x 4.54m) An outstanding reception space afforded a triple aspect with casement window to side, bay window to rear and UPVC framed panel, glazed sliding patio door opening to the rear terrace. A central brick fireplace is enhanced by an oak mantle over with inset wood burning stove.

KITCHEN/BREAKFAST ROOM: (5.93m x 4.54m) An adaptable space enjoying a direct link to the dining room and fitted with an extensive range of shaker style base and wall units with granite preparation services over and upstands above. Ceramic single sink unit with vegetable drainer to side, mixer tap over and integrated appliances including a Thermador double oven, four ring Neff ceramic hob with extraction above and a Miele dishwasher. The kitchen is further enhanced by a centrally positioned island with further range of base level storage and integrated base level fridge. The kitchen units comprise a range of oak lined cupboards and drawers, deep fill pan drawers, corner units and part glass fronted wall units. An electric fireplace is set within a brick framed recess with further features including a bay window to front and array of glass to rear an unspoilt aspect across the terrace and south facing gardens.

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SITTING ROOM: (4.54m x 4.48m) Afforded a dual aspect, with casement window to side and UPVC framed double glazed window to rear affording aspects across the gardens. A range of LED spotlights.

UTILITY ROOM: (4.52m x 2.58m) Fitted with a matching range of gloss fronted base units with preparation services over and tiling above. Stainless steel double sink unit with mixer tap above, casement window to front and further range of units to rear. Oak double doors to:

STORE ROOM: With useful fitted shelving, further door to:

PANTRY: (2.43m x 1.45m) With range of fitted shelving units and also housing water softener.

STUDY: (3.58m x 2.67m) Set to the rear elevation enjoying an easterly dual aspect with casement window, to side and rear.

CLOAKROOM: Fitted with ceramic WC, hand basin and a frosted glass casement window to side.

First floor

LANDING: An expansive landing with south facing windows to rear, providing access to all bedrooms and family bathroom with door to useful alcove, storage space and housing water tank.

BEDROOM 1: (5.51m x 4.85m) An impressive principal suite affording an elevated aspect with casement window to side and further casement bay window to rear affording views across the gardens and landscape beyond. A range of fitted wardrobes and door to:

DRESSING ROOM: (3.09m x 3.08m) A substantial dressing room suite with part floor to ceiling range of fitted wardrobes and further base level units. Double doors to:

EN-SUITE BATHROOM: (3.16m x 2.65m) A high specification en-suite, fitted with a wall hung Duravit WC, Duravit wash hand basin within a floating granite unit and soft close under unit storage, sunken bath with a shower attachment and granite framing. Range of LED spotlights and casement window to side.

BEDROOM 2: (3.61m x 2.98m) With casement window to front and fitted wardrobes with attached hanging rail.

BEDROOM 3: (3.60m x 3.03m) With casement window to front, fitted wardrobe and open fronted fitted shelving.

BEDROOM 4: (4.44m x 2.78m) With UPVC framed casement window to front and range of fitted wardrobes.

FAMILY BATHROOM: (2.88m x 1.66m) Partly tiled and fitted with ceramic WC, pedestal wash hand basin and bath with shower attachment. Wall mounted heated towel rail.

Outside

The property is tucked away and completely hidden from the street, with the approach shared with two other residential properties.

A tarmac driveway continues, contact and driveway broaden to provide a parking area with space for in excess of 10 vehicles if required. Direct access is provided to the:

DOUBLE GARAGE: (7.44m x 4.84m) With electric up and over door to front, personnel door to rear, light and power connected.

The south facing gardens are one of the property's most striking attributes with a rear terrace providing ideal entertaining space with expanse of lawn beyond, both perennial and evergreen border planting, a timber framed

summer house and established headline borders. A fenced tennis court has been well maintained and is inclusive of use within any tenancy agreement. A low-level border to rear provides an open expanse with views across a pond to rear and privately owned farmland distant.

AGENTS NOTE: The heating system and windows are due to be replaced over the course of 2025/2026 and as a result this will coincide with any upcoming tenancy agreement. Contact David Burr Leavenheath for further details.

TENURE: A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover, the holding deposit will go towards this payment. Fees may be charged for late payment of rent and mislaid keys.

SERVICES: Mains water, drainage and electricity are connected. Oil fired heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING: E.

WHAT3WORDS: ///sketching.poet.crown

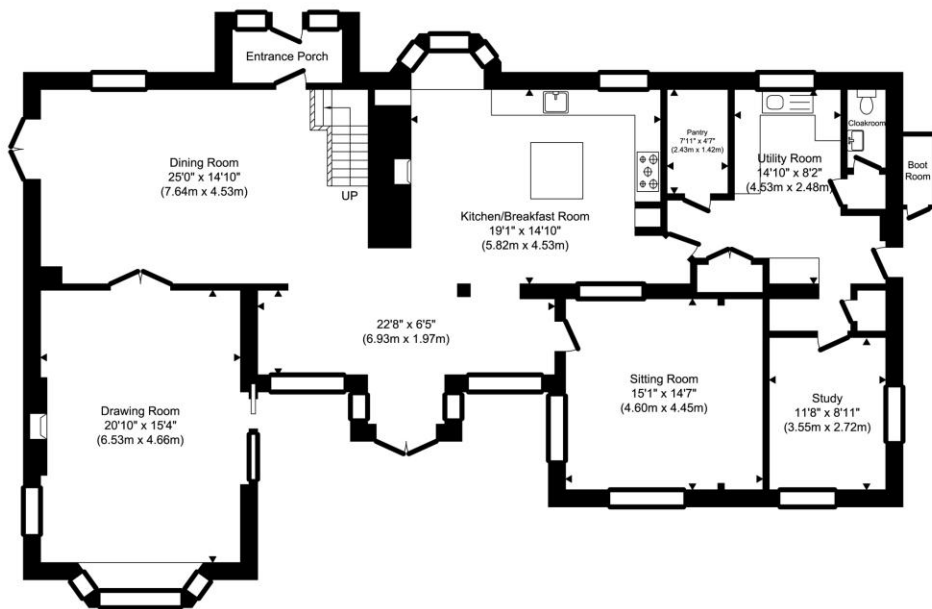
LOCAL AUTHORITY: Colchester City Council, Rowan House 33 Sheepen Road, Colchester, Essex, CO3 3WG (01206 282222) **BAND: F.**

VIEWING: Strictly by prior appointment only through DAVID BURR.

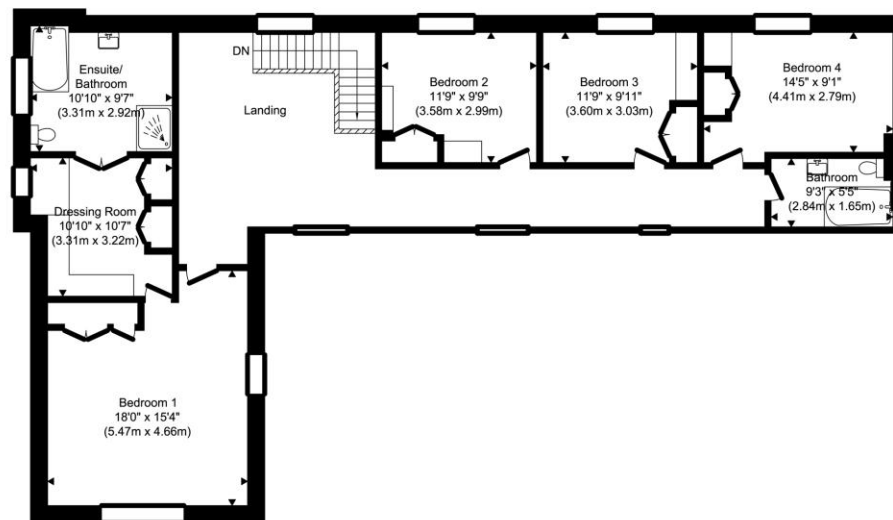
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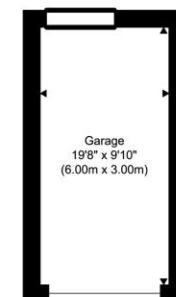
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Ground Floor
Approximate Floor Area
1938.90 sq. ft.
(180.13 sq. m)



First Floor
Approximate Floor Area
1306.73 sq. ft.
(121.40 sq. m)



Outbuilding
Approximate Floor Area
193.75 sq. ft.
(18.00 sq. m)

TOTAL APPROX. FLOOR AREA 3439.39 SQ.FT. (319.53 SQ.M.)
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