



2 Crabtree Cottages, Colchester Road, Little Bentley, CO7 8RU













THE PROPERTY

Introducing this exceptional semi-detached four double bedroom house with the added advantage of no onward chain. Nestled in a sought-after location, this property offers a unique blend of spacious living, versatile accommodations, and stunning countryside views, on about a total of 2.00 acres (STS).

The highlight of this property is the self-contained one-bedroom annexe, providing both privacy and convenience. With its own entrance, it features a cozy living room, a well-appointed kitchen, a modern bathroom, and a spacious double bedroom complete with a walk-in wardrobe/dressing room. Perfect for extended family or potential rental income.

The main house boasts two bathrooms, one of which is an en-suite to the master bedroom, ensuring that the needs of the family are met with ease.

As you enter the property, you'll be greeted by two large reception rooms. One of these rooms features a striking feature fireplace with a wood burner, creating a warm and inviting atmosphere on chilly evenings.

For those who require a dedicated workspace, there's a well-appointed office, and the sought-after utility room makes daily chores a breeze.

One of the outstanding features of this property is the beautiful countryside views that can be enjoyed from various vantage points throughout the home, providing a sense of tranquility and natural beauty.

Additionally, this property comes with a separate 1.6-acre (STS) plot of land, further expanding the possibilities. It also has valid planning permission to erect a double garage and relocate the vehicular access, you can tailor this space to your specific needs or development projects (Ref: 23/00213/FULHH).

The private and sunny garden, which measures approximately 0.40 of an acre (STS), accessed via the conservatory at the rear, is mainly laid to lawn and comes with a storage shed and pleasant views on to fields beyond.

The location of the property is excellent, offering convenience and accessibility to essential amenities, including shopping, transportation links, and quality schools.

Don't miss the opportunity to make this exceptional semi-detached house with a self-contained annexe and stunning views your new home. Contact us today to arrange a viewing and experience the beauty and versatility of this property for yourself.





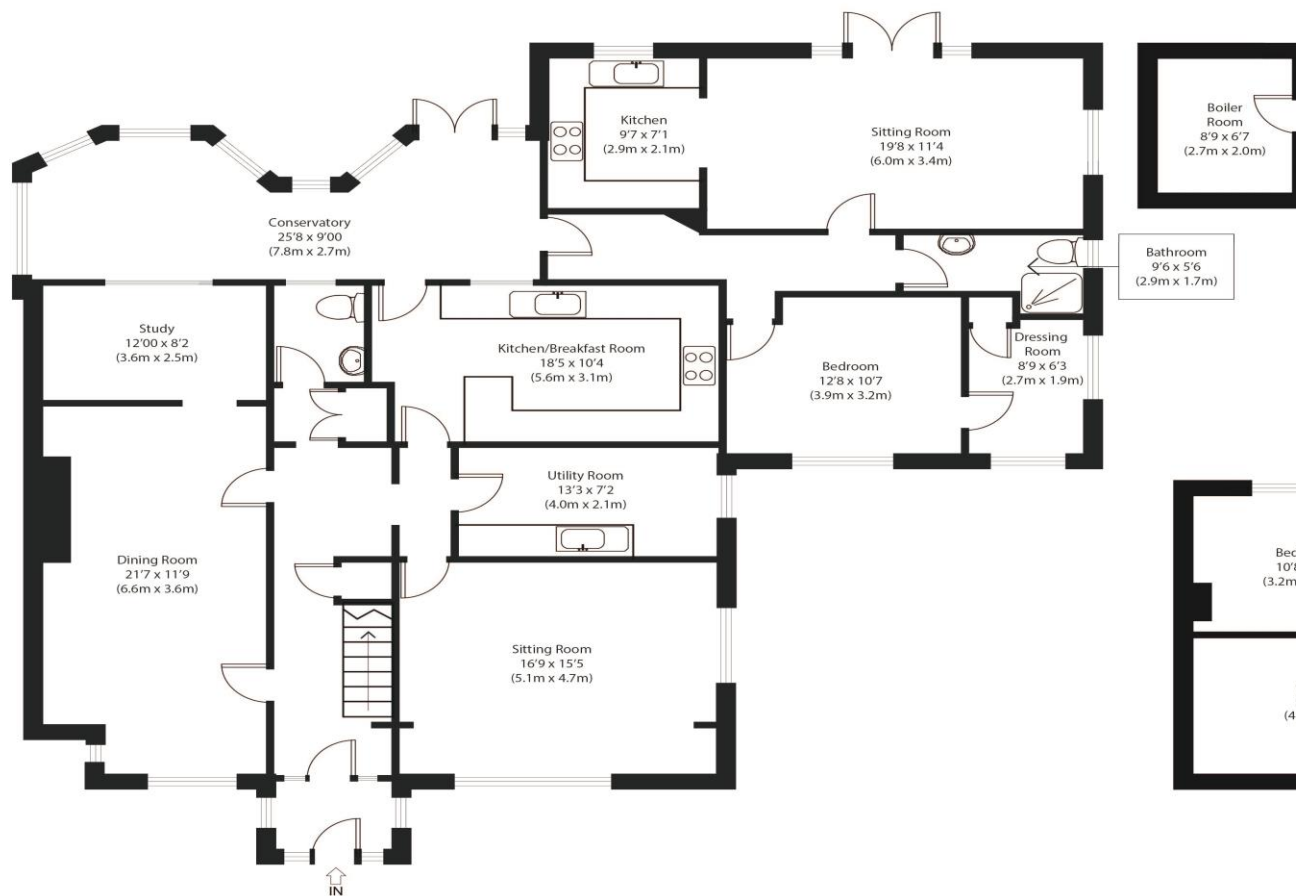




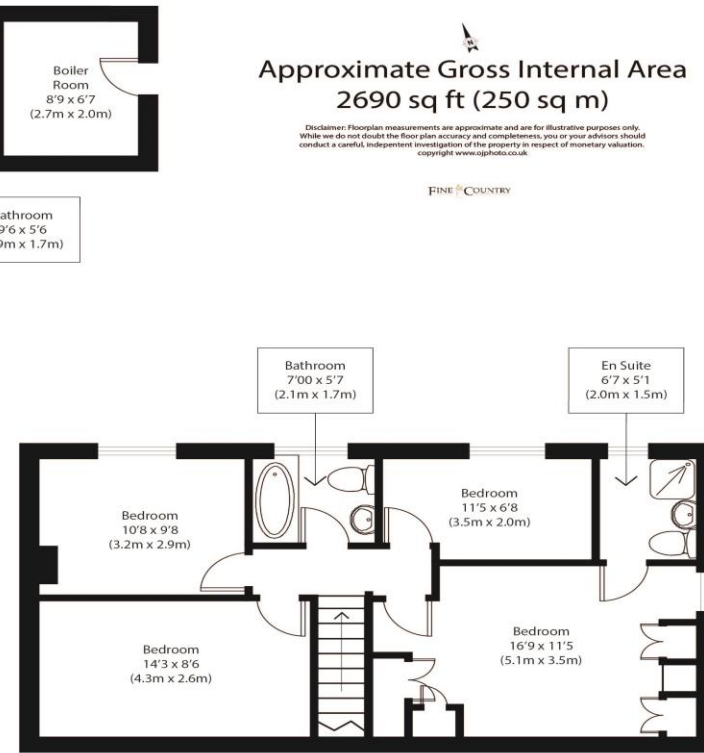








Ground Floor



First Floor

Approximate Gross Internal Area
2690 sq ft (250 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.eipphoto.co.uk

FINE & COUNTRY