



11 New Lane, Feering, Colchester, CO5 9EJ

Welcome to New Lane, where modern comfort meets serene countryside living in a stunning detached bungalow. This exceptional property offers a perfect blend of privacy and elegance, nestled within a picturesque village setting and surrounded by delightful field views. As you arrive, the generous driveway provides ample space for multiple vehicles, setting a tranquil and inviting tone for the home. The bungalow's detached design ensures a spacious and private retreat for you and your loved ones.



STEP INSIDE

Upon entering this charming property, you are greeted by a spacious and welcoming hallway that sets the tone for the rest of the home. The living room is bright and airy, thanks to large windows that offer panoramic views of the picturesque surroundings. Adjacent to the living room, the dining area is perfect for both casual meals and formal dinners, enhancing the flow and ease of movement throughout the home. The well-designed kitchen offers a perfect blend of style and practicality. Featuring a high-quality Rangemaster oven, it's ideal for those who enjoy cooking at home. The modern cabinetry provides ample storage, while the tiled flooring adds a touch of elegance. A convenient utility room is located next to the kitchen, offering additional storage and functionality.

The ground floor includes four bedrooms, including a master bedroom with an en-suite bathroom and versatile additional rooms that can be used as guest rooms, children's rooms, or a home office. The main bathroom has been designed with high-end fixtures and a stylish look, adding comfort and sophistication. The ground floor offers a balanced blend of style, functionality, and comfort, making it an ideal space for modern living.



OUTSIDE

The garden and grounds offer a serene and



picturesque setting, perfectly complementing the home. The property is surrounded by delightful field views, providing a sense of tranquility and privacy. The beautifully maintained garden features lush green lawns bordered by a neat pathway, offering ample space for outdoor activities and family gatherings.

A standout feature is the inclusion of one luxurious hot tub & a 10 speed swim spa, perfect for unwinding, fitness and enjoying the surroundings. The garden also includes a modern outbuilding, which can be utilized for various purposes such as a home office, gym, or additional storage. The fencing around the garden ensures privacy while allowing unobstructed views of the picturesque fields beyond. Overall, the garden and grounds provide a perfect blend of functionality and beauty, creating an inviting outdoor space that complements the elegance and comfort of the home. A spacious driveway provides parking for multiple vehicles, and the detached nature of the bungalow ensures a private and exclusive retreat. The home also features 18 individually optimised panels & 22kw storage batteries (located in loft).



LOCATION

Situated in the picturesque village of







TOTAL APPROXIMATE FLOOR AREA :
 1550.3 sq ft (144.03 sq mt)
 House : 1349.5 sq ft (125.37 sq mt)
 Outbuilding: 200.8 sq ft (18.66 sq mt)

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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 and potential buyers/tenants are advised to recheck the measurements