



Tye Green | Elmstead | CO7 7GZ

FINE & COUNTRY

SELLER INSIGHT

“In February 2022, we received the keys to our new home in Elmstead, near Colchester, one of the first in a 40-home development called Hunter's Chase.

As more homes filled, we welcomed new neighbours, when the development was two-thirds occupied, we organised a small gathering on the green. About thirty residents joined with food and drinks, and it was so successful we repeated it as more families arrived. These simple events built the close-knit community Hunters Chase enjoys today—where everyone looks out for each other without intruding.

Facing the blank canvas of our unusually large garden, we wondered how to turn it into a happy space. Our focus was to transform our outdoor space into a beautiful, productive, and wildlife-friendly garden. We knew we'd need to work hard to encourage the wildlife to return after the disruption of construction so one of our first projects was to dig a large wildlife pond. We planted trees, shrubs, and pollinator-friendly plants, and although nature started to return, one absence was keenly felt: Mr Robin, our constant companion in our previous garden, was still nowhere to be seen. For us, his cheerful presence symbolised home, and we missed him dearly.

We worked tirelessly to create a scented haven in the garden with lavender lined paths, scented roses over the arch, and all manner of scented plants flowering throughout the seasons. There's also raised beds for vegetables alongside the quiet corners for wildlife. But despite all that Mr Robin was still nowhere to be seen.

In the last four years the garden has flourished. A greenhouse appeared, vegetable beds provided food for our table and preserves for the cupboard, and a pergola gave us a place to sit and enjoy the fruits of our labour.

Elmstead's lack of artificial lighting also allows us to stargaze from the deck in our hot tub, listening to barn owls and muntjac deer under a sky full of shooting stars.

This summer brought the greatest reward: wildlife thriving everywhere, dragonflies spawning in the pond, wrens and finches hopping through the planting, and red kites soaring overhead.

And then, at last, Mr Robin returned. His chirpy song and bold visits to the garden felt like a seal of approval, a sign that our work was complete. It was the moment we knew we had truly created a sanctuary for humans and wildlife alike. Now, as we enter our fourth year at Hunters Chase, we feel ready for a new adventure: a house and garden renovation project which has been our dream. Leaving this special place will be bittersweet, but we know it will offer the same joy to the next custodian of I Tye Green.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









STEP INSIDE

OVERVIEW

Fine & Country are pleased to present this exceptional four-bedroom family home, situated in the desirable village of Elmstead Market. This impressive property offers a rare opportunity to enjoy contemporary living in a semi-rural location, showcasing elegant design and high-quality finishes throughout. The home also benefits from a beautifully landscaped rear garden, complete with a glass-canopied decking area

STEP INSIDE

Fine & Country are delighted to present this exceptional four bedroom family home, located in the village of Elmstead Market. This stunning property offers a rare opportunity to enjoy modern living in a semi-rural setting, combining elegant design with premium finishes throughout.

The ground floor welcomes you with a spacious hallway leading to a light-filled living room featuring a charming log burner, the property benefits from a versatile home office, and a superb kitchen/dining/snug area with bifold doors opening onto the beautifully landscaped rear garden. A utility room with access to the integral double garage adds convenience and practicality.

Upstairs, the property boasts four generously proportioned bedrooms, including a luxurious master suite complete with dressing room and en suite. A stylish family bathroom serves the remaining bedrooms.



STEP OUTSIDE

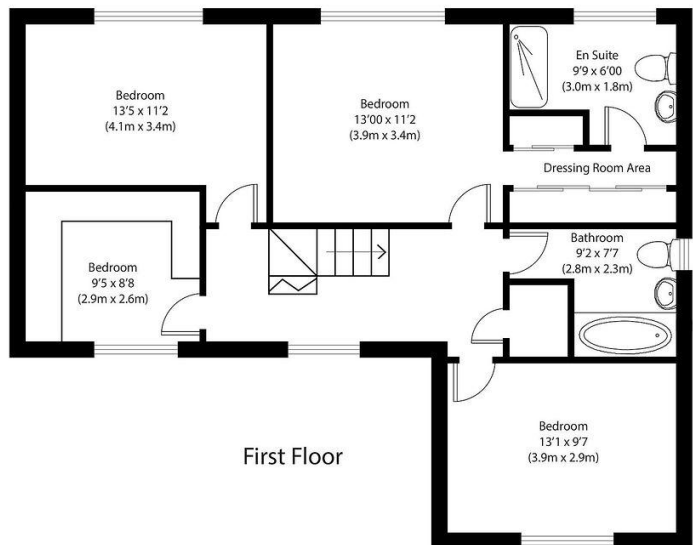
STEP OUTSIDE

Externally, the home benefits from a block-paved driveway providing ample parking, a double garage, and a meticulously designed rear garden featuring a glass-canopied decking area, pergola, mature planting, and a dedicated vegetable garden with greenhouse.

This property truly offers the perfect blend of contemporary comfort and countryside charm. Viewing is highly recommended to appreciate the quality and lifestyle on offer.

LOCATION

Located in the charming village of Elmstead Market, this property perfectly blends rural charm with the convenience of local amenities. Enjoy the tranquil countryside vibe while being just a short drive from Colchester. It's an ideal spot for those who appreciate peaceful surroundings, complete with nearby fields and scenic walking trails, as well as easy access to schools, shops, and dining options. With excellent transport links, Elmstead Market offers both a serene retreat and connectivity to vibrant urban centres. The village provides various shopping options for daily needs, including a farm shop, a well-stocked Budgens, a petrol station with a convenience store, and a fish and chip shop. Nearby train stations, like the one in Alresford, offer direct services to London Liverpool Street, and alternative stations can be found in Wivenhoe, Great Bentley, and Colchester North.



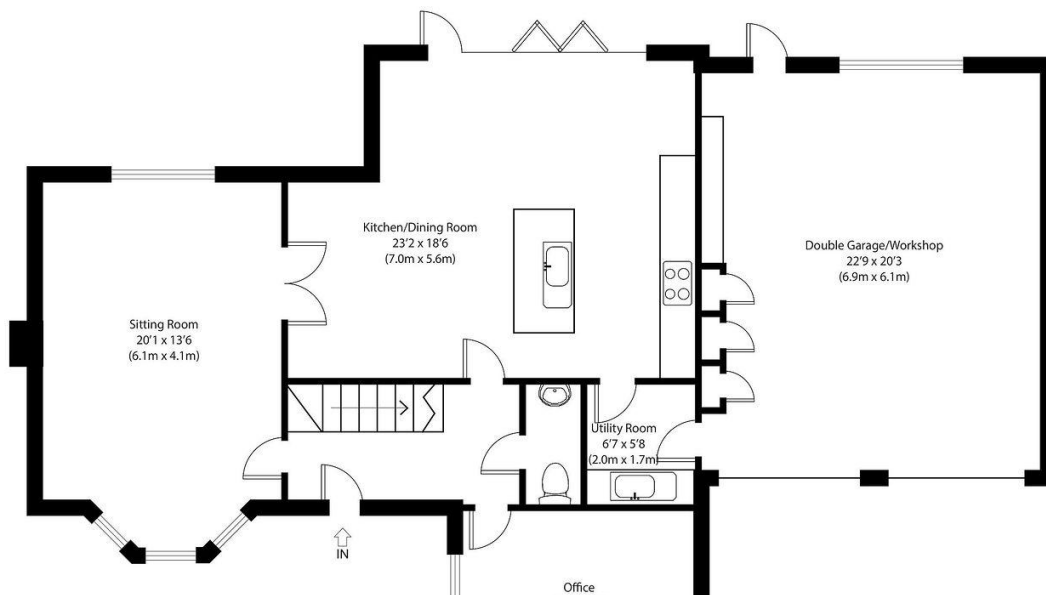
Approximate Gross Internal Area
2260 sq ft (210 sq m)

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.photohausgroup.co.uk



RICHARD SEELEY
SALES MANAGER

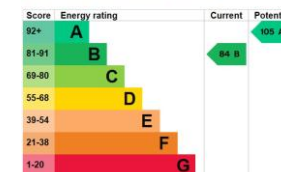
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Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



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