



Great Bromley

This exquisite one off new build home spans approximately 4,000 sq.ft, offering modern design, open-plan living, and high-end finishes throughout.

Guide price £1,350,000

Colchester Road

Great Bromley, Colchester, CO7



- Large open plan entertaining space
- Immaculately presented
- 5 Bedrooms
- Electronic gates
- Lift from ground floor to first
- Double garage
- 5 Bathrooms
- Solar energy
- South facing garden
- Utility room

The Property

This striking residence seamlessly blends modern sophistication with practical luxury. Upon arrival, the grand pillared entrance porch leads to an expansive hallway featuring a solid wood floor and a dramatic staircase with a glass balustrade. The generous study can be accessed from the hallway and is positioned to the front of the property. To the rear of the property you will find the open-plan kitchen/breakfast/dining room, the heart of the home, with sleek porcelain tiles, integrated appliances, and granite countertops. Adjacent to this is a serene sitting room with a woodburning stove and bifold doors that open to a beautifully landscaped south-facing garden. A triple-aspect garden room offers panoramic views of the outdoor space, while the practical utility room provides convenient access to the garden and garage. For added convenience, an elevator provides access to the first-floor bedrooms, where you'll find four double rooms, all with ensembles, including a luxurious principal suite with a freestanding bath and walk in shower. A fifth bedroom on the second floor also includes an ensuite.

The Outside

The immaculately manicured south-facing garden is a true outdoor sanctuary, featuring exquisitely shaped flower beds that frame a vibrant array of plants and stunning roses in full bloom. A large south-facing patio extends the living space outdoors, providing an ideal setting for al fresco dining and relaxation while enjoying the sun-drenched surroundings. The garden also includes a well-organized vegetable patch, perfect for growing fresh produce, and a spacious double garage that offers practical storage solutions and a dedicated workshop space. This meticulously maintained garden blends beauty with functionality, creating a serene and inviting environment for both entertaining and everyday enjoyment.

The Area

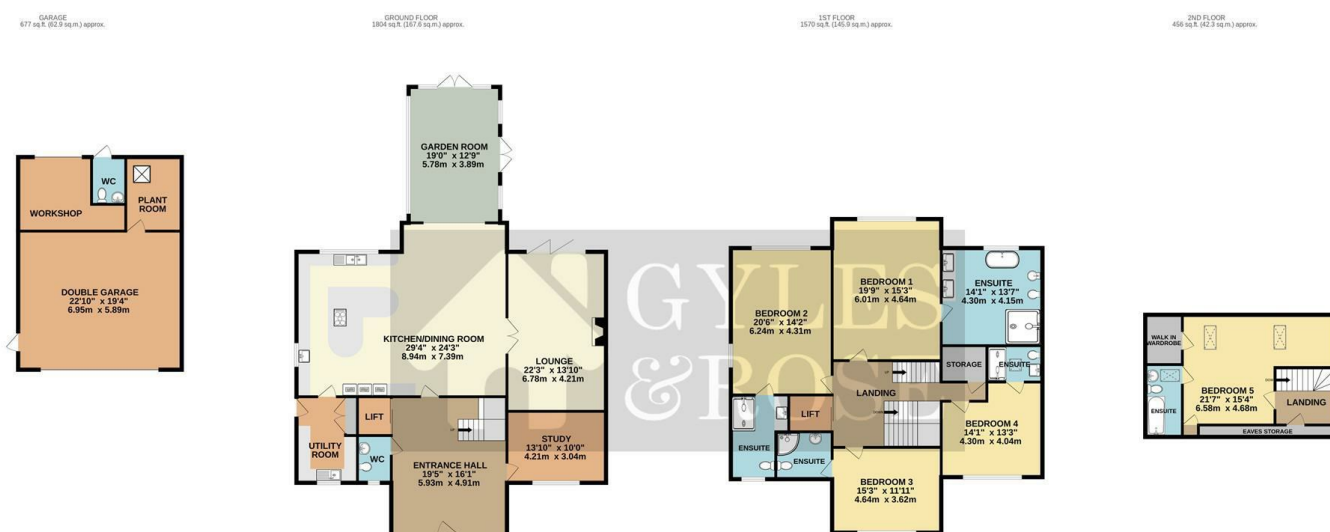
Great Bromley is a tranquil village located in the heart of the Essex countryside, yet within easy reach of Colchester, Ipswich, and London. The village boasts a local primary school, village hall, and a friendly pub, making it perfect for families and those seeking a peaceful rural lifestyle.

Further Information

- Tenure - Freehold
- Council Tax - Tendring Band G
- Construction - Brick
- Mains Water, Electricity and Sewerage
- Oil Central Heating
- Seller position - Chain Free



Floor Plan



TOTAL FLOOR AREA : 4506 sq.ft. (418.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Rating	Very energy efficient - lower running costs	Current	Potential
9 (dark green)	02 plus)	88	88
8 (dark green)	(01-01)		
7 (light green)	(02-03)		
6 (medium green)	(05-08)		
5 (yellow-green)	(09-14)		
4 (yellow)	(15-18)		
3 (orange)	(19-24)		
2 (red-orange)	(25-28)		
1 (dark red)	(29-30)		

Rating	Very environmentally friendly - lower CO2 emissions	Current	Potential
9 (dark green)	02 plus)	88	88
8 (dark green)	(01-01)		
7 (light green)	(02-03)		
6 (medium green)	(05-08)		
5 (yellow-green)	(09-14)		
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