



Aubrey Close, Earls Colne

****Chain Free**** Welcome to a captivating new build detached home in the picturesque village of Earls Colne. This stunning property offers a contemporary design, blending effortlessly with its natural surroundings. With spacious interiors, a modern kitchen, luxurious bathrooms, and a private garden, it promises to be the perfect setting for a family home.

Guide price £600,000

- Approx. 6 Years Warranty
- Easy access to the A12
- Garage
- 3 Receptions
- Walking distance to high street
- Detached
- Outbuilding
- Walking distance to Colne Valley Golf Club
- Off road parking
- Walled garden

The Property

On entry, you are greeted by a generously sized hallway, immediately creating an inviting atmosphere. The main hub of this home is the large kitchen situated towards to the rear of the property. This delightful space features dual aspect double doors allowing an abundance of natural light to flood the room and creates a seamless connection with the outside space. The kitchen has modern integrated appliances and also benefits from a practical island providing additional workspace and a casual dining area. Conveniently situated next to the kitchen, you'll find a separate utility room, perfect for housing laundry appliances and keeping the main living spaces clutter-free. There is also a dedicated dining room, providing a more formal setting for family meals and entertaining guests. The living room is both generous in size and thoughtfully designed with dual aspect windows, ensuring a bright and airy atmosphere throughout the day. This is an ideal spot for relaxation and spending quality time with loved ones. Double doors in the living room give direct access to the garden. Additionally, the ground floor features a WC as well as designated storage cupboards.

Moving upstairs the open landing wraps around the upper floor, giving it a grandeur appearance. The property offers four double bedrooms, ensuring ample space for the whole family. The first and second bedrooms benefit from ensembles, providing privacy, comfort and convenience. Completing the upper level is a well-proportioned family bathroom.

The Outside

The garden space is partially laid to lawn and partially paved giving a generous patio area. This offers the perfect blend of greenery whilst being easy to maintain and can be accessed from the kitchen, living room and side gate. The back border of the garden has a flower bed planted with mixed trees and shrubs.

There is a garage offering additional space for storage and also a dedicated workshop to the rear which could be the perfect home office or hobby room.

The Area

Earls Colne is located in one of the most sought-after and picturesque areas of the Colne Valley. The village is named after the Earls of Oxford and the River Colne which flows along the boundary of Colne Priory. St Andrew's Church dates from the 14th century and there are many houses which were built in the 17th and 18th centuries. There is an abundance of footpaths giving access to the local countryside, perfect for exercising and dog walking.

There is a selection of shops, well-regarded pubs, boutique beauty establishments and quaint cafes in the village with a more extensive range of shops and amenities found in Colchester, about a 20-minute drive away. There is a wide range of popular restaurants in the village and surrounding area.

Schools - Earls Colne has a fantastic local nursery and primary school. Colchester has the nationally high-ranking Colchester Royal Grammar School and Colchester County High School for Girls. Holmwood House Preparatory School is around a 20-minute drive away.

Golf - There are a number of golf clubs and country clubs in the area with two golf courses in the village of Earls Colne.

Trains - A train service runs from Chappel & Wakes Colne with trains to London Liverpool Street, with one change at Marks Tey, taking just over an hour.

Road access – Aubrey Close is around a 15-minute drive from the A12.

Airport - Aubrey Close is around a 35-minute drive from Stansted Airport and the M11.

Further Information

Tenure - Freehold

Council Tax - Braintree Band F

Construction - Brick

Estate Management Charge - Circa £470 Per Year

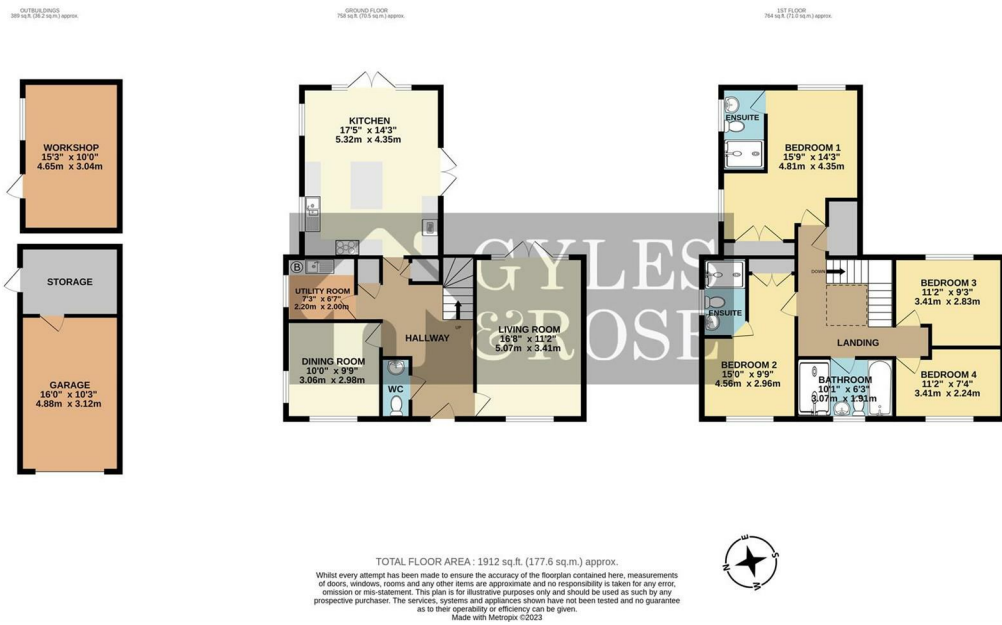
6 Years NHBC Warranty

Mains Gas, Water, Electricity and Sewerage





Floor Plan



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