



**dm<sup>g</sup>**  
DAVID MARTIN  
GROUP

**Barnhall Road**  
Tolleshunt Knights, CM9 8HA

**£1,000,000**  
EPC Rating 'E'

- Detached Five Bedroom Bungalow
- Four Garages and Two Workshops
- Versatile Accommodation
- Plot of Approximately 1.2 Acres







## Property Description

David Martin Estate Agents are delighted to present this exceptional five-bedroom detached bungalow, set on a generous 1.2-acre plot in the sought-after location of Tolleshunt Knights. Offering easy access to Tiptree, Colchester, and Mersea Island, this versatile family home provides an abundance of space, both inside and out. The well-appointed accommodation includes a welcoming entrance hall, a bright and spacious lounge, a separate dining room, and a kitchen/breakfast room, complemented by a utility room and cloakroom. A conservatory adds further living space, seamlessly connecting the home to its garden surroundings. The inner hall leads to five bedrooms, including a principal bedroom with an ensuite shower room, alongside a family bathroom and an additional separate shower room.







Externally, the property impresses with a large driveway featuring ample parking and turning space, leading to four garages and two substantial workshops. A paved courtyard at the rear provides a private outdoor seating area, while the expansive gardens are mainly laid to lawn, beautifully framed by mature flower beds and hedge borders. This remarkable home offers outstanding potential and must be viewed to be fully appreciated.

#### ENTRANCE HALL

21' x 13' (6.4m x 3.96m) Max Measurement Entrance to the property is made via a part glazed entrance door to side aspect leading into a spacious entrance hall, radiator, access to loft space, window to side aspect, door to:

#### LOUNGE

18' 10" x 18' 6" (5.74m x 5.64m) A well-lit living room with windows to front and side aspect and patio doors to rear, two radiators, TV aerial point, the room features a open fireplace with log burner inset.

#### DINING ROOM

14' 10" x 11' 6" (4.52m x 3.51m) Window to rear aspect, radiator.



#### KITCHEN/BREAKFAST ROOM

14' 10" x 11' 6" (4.52m x 3.51m) Being comprehensively fitted with a range of units comprising of single drainer sink unit with mixer taps inset to worksurface with appliance storage and drawers and cupboards under, adjoining work with appliance storage and cupboards beneath, matching range of eye level wall mounted units, breakfast bar, adjoining worksurface, electric hob and double oven, fridge and dishwasher which we understand from the vendor are to remain, splash tiling, radiator, window to rear aspect, door to:

#### UTILITY ROOM

13' 6" x 7' 5" (4.11m x 2.26m) Single drainer sink unit inset to worksurface, with appliance storage and drawers and cupboards under, oil fired boiler, plumbing for washing machine, window to side aspect, wall mounted units, half glazed door to front, door to:



#### LOBBY

Being well lit by patio doors and window to side aspect, access to conservatory, door to:

#### CLOAKROOM

Low flush WC, pedestal wash hand basin, window to side aspect.







#### CONSERVATORY

15' x 15' (4.57m x 4.57m) Max Measurement Being well lit by windows to rear and side aspect and fully glazed double doors to side, air conditioning unit and underfloor heating.

#### INNER HALLWAY

Access to loft space, airing cupboard, door to:

#### BEDROOM ONE

12' 2" x 11' 5" (3.71m x 3.48m) Window to side aspect, radiator, fitted range of wardrobes, door to:

#### ENSUITE SHOWER ROOM

8' x 6' 4" (2.44m x 1.93m) White suite comprising of low flush WC, pedestal wash hand basin, shower cubical, fully tiled walls, window to side aspect.

#### BEDROOM TWO

11' 6" x 11' 5" (3.51m x 3.48m) Windows to front and side aspect, radiator, fitted wardrobe and drawers.

#### BEDROOM THREE

11' x 10' (3.35m x 3.05m) Windows to front and side aspect, radiator.

#### BEDROOM FOUR

9' x 7' 7" (2.74m x 2.31m) Window to side aspect, radiator.

#### BEDROOM FIVE,

9' x 7' 6" (2.74m x 2.29m) Window to side aspect, radiator.

#### FAMILY BATHROOM

White suite comprising of low flush WC, pedestal washing basin, shower cubical, corner bath, heated towel rail, radiator, fully tiled, window to side aspect.

#### SHOWER ROOM

Suite comprising of low flush WC, shower cubical, pedestal wash hand basin, radiator, tiled floor, window to side aspect.







## OUTSIDE

To the front of the property there is a garden laid to lawn with flower beds and shrubs enclosed by a low brick wall, driveway to the side of the property leading to courtyard parking area providing ample parking and turning space, with access to gardens and garaging and workshops.

## WORKSHOP & GARAGES

The property has detached garages and workshops with power and light connected situated to the side comprising of garaging 20' x 18' and 17' x 16' workshop 32' x 21' and 18' x 12'10 and 13' x 15' all with power and light connected and WC.



## GARDENS

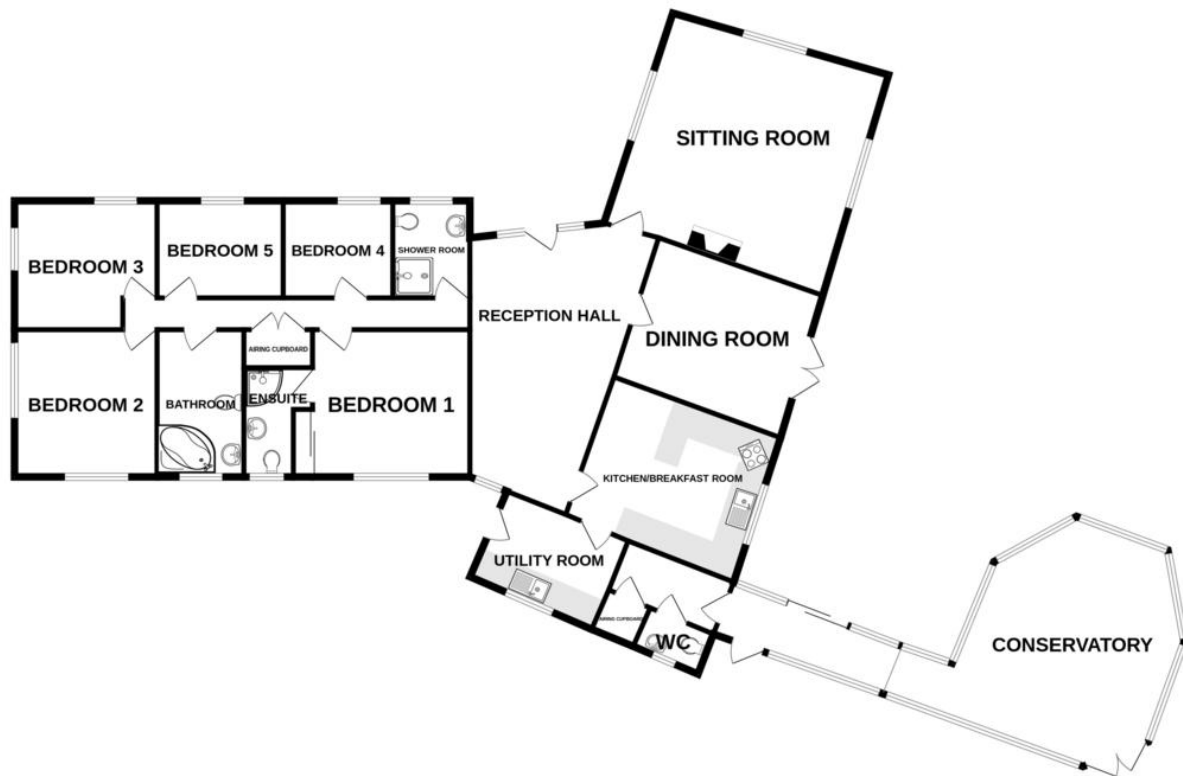
The gardens extend to the rear of the property and are well established with flower beds and shrubs, fencing and hedge borders, with greenhouse and summer house which we understand from the vendor are to remain. Paved enclosed courtyard to the rear of the property. We understand the total plot extends to approximately 1.2 acres.

## AGENT NOTE

The details above do not form any offer or contract; we make enquiries with the seller to try to ensure the information provided is as accurate as possible. Any Buyer should satisfy themselves by inspection as to the accuracy of the details provided by David martin Estate Agents. All measurements, descriptions and floor plans are approximate.



## GROUND FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements