



**The Meadows, Folkards Lane, Brightlingsea CO7 0SP**  
**O.I.R.O. £630,000 Freehold**



# Welcome to The Meadows

\*\*\*\*\*RARELY AVAILBLE LOCATION\*\*\*\*\*

Tucked away, approached by a country lane, you will find The Meadows. An individually designed, show home condition, 5 year old luxury four bedroom DETACHED BUNGALOW built by a renowned local builder, with over 1600 sq ft of meticulously planned living space enjoying the most beautiful PADDOCK VIEWS.

Finished to an exacting standard with the finest of fittings throughout, the generous accommodation offers flexible configuration according to lifestyle. To the rear of this prestigious home, the contemporary vaulted kitchen/breakfast room with a comprehensive range of Neff integrated appliances, highlights the most remarkable show stopping floor to ceiling "glazed wall, and along with the living room complete with Bi-fold doors, takes in the wonderful uninterrupted views over the paddock.

Off of the hallway, you will find four double bedrooms. A large principal bedroom is complete with dressing area and wall to wall fitted wardrobes plus a sizeable En-suite shower room. Three further double bedrooms - one with En-suite shower room, plus a family bathroom and cloakroom, all of which have a hotel luxury look and feel, offer well proportioned living space for the family.

Everything about the build quality and design of this home has been meticulously considered. Highlights include Oak internal doors, Bespoke designer matt grey fitted kitchen and utility room with integrated appliances, underfloor air sourced heating, air conditioning and alarm system.

A garage and beautifully block paved and landscaped frontage is not only an attractive feature upon approach, but allows for the practicality of parking. This home really does offer a chance to live in in a property that has been thoughtfully designed with its surroundings in mind, and in an idyllic location which is just a few minutes drive to the Marina, schools and bustling Brightlingsea Town high Street and eateries.

A REMARKABLE HOME THAT WILL BE HARD TO REPLICATE



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## ACCOMMODATION:

### PORCH

### HALLWAY

### LIVING ROOM

19' 7" x 11' 9" (5.97m x 3.57m)

### KITCHEN/DINING ROOM

17' 10" x 14' 1" (5.44m x 4.30m)

### UTILITY ROOM

11' 4" x 4' 11" (3.45m x 1.5m)

### CLOAKROOM

### PRINCIPAL BEDROOM ONE WITH DRESSING AREA

13' 10" x 12' 7" (4.21m x 3.84m)

### EN-SUITE SHOWER ROOM

9' 2" x 6' 6" (2.80m x 1.99m)

### BEDROOM TWO

13' 7" x 8' 0" (4.15m x 2.45m)

### EN-SUITE SHOWER ROOM

7' 6" x 4' 11" (2.29m x 1.5m)

### BEDROOM THREE

13' 7" x 9' 0" (4.15m x 2.74m)

### BEDROOM FOUR

15' 4" x 8' 4" (4.68m x 2.53m)

### FAMILY BATHROOM

9' 4" x 9' 1" (2.84m x 2.77m)

## EXTERIOR

### GARAGE WITH ATTACHED WORKSHED

### AGENT'S NOTES

THE PROPERTY BENEFITS FROM:

AIR FLOW UNDERFLOOR  
HEATING THROUGHOUT

DOUBLE GLAZING

SEWAGE FILTRATION SYSTEM  
(NOT ON MAINS DRAINAGE)

ALARM SECURITY AND SENSORS

AIR CONDITIONING UNITS IN  
LIVING ROOM & PRINCIPAL  
BEDROOM

5 YEARS REMAINING ON NEW  
BUILD GUARANTEE

## Highlight from the Owners

Our favourite spot is to sit in the kitchen with its beautiful glass window allowing us to watch the most stunning sun rises each morning, while watching the horses and the wildlife behind us it's the perfect start to our day.



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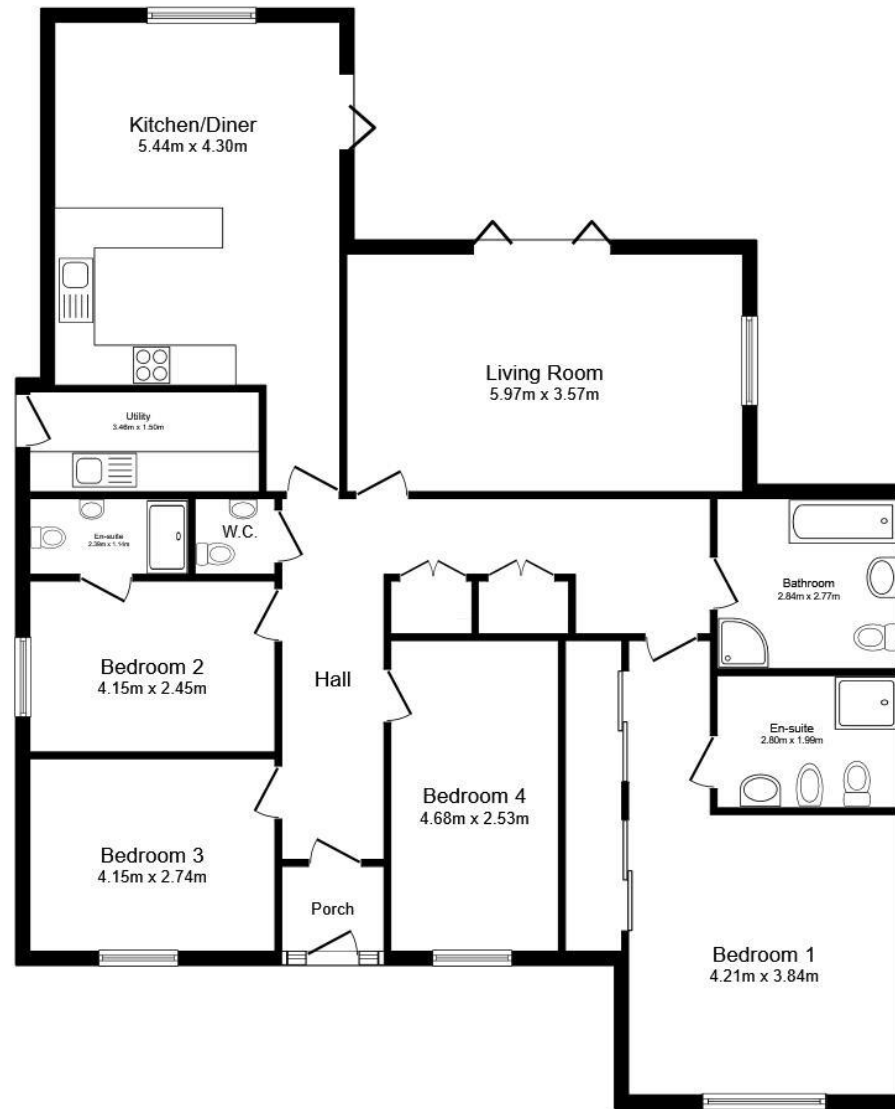












**Floor Plan**  
Floor area 151.7 m<sup>2</sup>

**TOTAL: 151.7 m<sup>2</sup>**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



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