

**Plough Road, Great Bentley
CO7 8NA
Guide Price £425,000 Freehold**





- FOUR/FIVE BEDROOMS
- DETACHED
- GENEROUS REAR PLOT - APPROXIMATELY QUARTER OF AN ACRE
- CHARACTER AND CHARM
- LARGE CONSERVATORY
- OUTBUILDINGS AND SUMMER HOUSE
- THREE RECEPTION ROOMS
- OAK KITCHEN
- CALL TO VIEW

****SUBSTANTIAL PLOT****

Beautiful 4/5 bedroom character home situated on a generous plot of approximately quarter of an acre within the renowned village of Great Bentley, with its picturesque village green and train station with links to London.

The property enjoys open views to the front elevation across farmland and has many original features, OUTBUILDINGS and greenhouse.

This delightful home offers an abundance of space and charm both inside and out.

YOU WILL BE SURPRISED AT WHAT THIS PROPERTY HAS TO OFFER



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

Entrance door, stairs to first floor landing, storage cupboard.

DINING ROOM

12' 4" x 10' 8" (3.76m x 3.25m)

Double glazed window to front aspect, radiator. Feature fireplace, exposed floorboards.

LOUNGE

21' 3" x 10' 9" (6.47m x 3.27m)

Double glazed window to front aspect, radiator, feature fireplace with log burner, radiator. Patio door to conservatory.

CONSERVATORY

14' 5" x 12' 0" (4.39m x 3.65m)

Double glazed French doors leading to garden, double glazed window to rear and side aspects, radiator.

LOBBY

Door to conservatory.

KITCHEN

12' 0" x 9' 4" (3.65m x 2.84m)

Double glazed window to rear aspect, tiled flooring. Bespoke Oak kitchen with work tops inset butler style sink. Range of base, drawer and eye level units. Space for washing machine, dishwasher and Range style cooker. Tiled splashbacks. Larder cupboard.



UTILITY ROOM

14' 5" x 6' 0" (4.39m x 1.83m)

Door to rear garden, radiator, tiled flooring. Work top with space under for washing machine, wall mounted cupboards. Door to boiler room.

GROUND FLOOR SHOWER

Double glazed window to rear aspect, tiled walls. Shower cubicle, wash hand basin and low level WC, heated towel rail.

RECEPTION ROOM

14' 9" x 9' 2" (4.49m x 2.79m)

Laminate flooring.

FIRST FLOOR LANDING

Landing on two levels, doors to:

BEDROOM ONE

12' 4" x 10' 8" (3.76m x 3.25m)

Double glazed window to front enjoying open field views, radiator, built in wardrobe.

BEDROOM TWO

11' 10" x 10' 8" (3.60m x 3.25m)

Double glazed window to front enjoying open field views, radiator, feature fireplace, built in wardrobe.

BEDROOM THREE

11' 10" x 8' 8" (3.60m x 2.64m)

Double glazed window to rear aspect, radiator.

BEDROOM FOUR

10' 6" x 8' 7" (3.20m x 2.61m)

Double glazed window to rear aspect, radiator.

BATHROOM

Double glazed window to rear aspect, half tiled walls, extractor fan, heated towel rail. Feature roll top bath, low level W.C and pedestal wash hand basin.

EXTERIOR

The front of the property is laid to shingle, with off road parking for several vehicles partly enclosed by a low level picket fence.

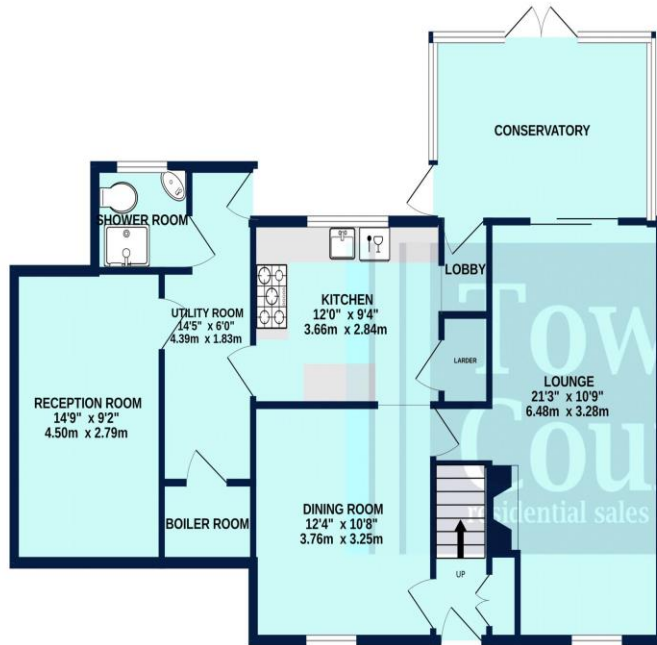
The rear garden is stunning with a variety of mature shrubs and trees and outbuildings including a large playhouse, sheds and a greenhouse. The property is surrounded by Farmland and is within close proximity to the renowned Great Bentley green and train station.



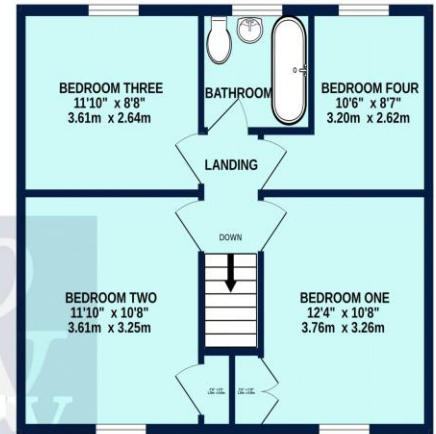




GROUND FLOOR
951 sq.ft. (88.4 sq.m.) approx.



1ST FLOOR
551 sq.ft. (51.2 sq.m.) approx.



PROSPECT COTTAGE

TOTAL FLOOR AREA : 1502 sq.ft. (139.5 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.
Made with Metropix ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

Property Misdescription Act 1991: The Agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, or within the lessors interest therefore the buyer or ingoing tenant must assume the information given is incorrect. All sizes are approx. and should not be relied on. Buyers/ tenants should satisfy themselves of dimensions when ordering inward fixtures and fittings. Neither has the agent checked the legal documentation to verify legal status of the property, or any neighbourhood planning that is pending, current or proposed for the future. A buyer or ingoing tenant must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artist's

9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288

www.townandcountryresidential.co.uk