



oGuide Price £600,000-£615,000 Freehold  
Moors Lane, Great Bentley, CO7 8QN





A RARE OPPORTUNITY TO PURCHASE AN OUTSTANDING THREE/FOUR BEDROOM DETACHED BUNGALOW WITH SEPARATE ONE BEDROOM CHARMING, PURPOSE BUILT ANNEXE, SET IN BEAUTIFUL GROUNDS OF JUST UNDER HALF AN ACRE.

Welcome to Cedarwood. Guide Price £600,000-£615,000

Nestled on an established plot located in a prime position just off the renowned Great Bentley Village Green, this superior home and annexe offers an impressive 1,858 square ft of versatile living space spread over one level. The main bungalow offers well proportioned and extensive family accommodation that can be configured according to lifestyle. Highlights include a splendid 35ft open plan fully equipped kitchen/dining/family room with Bi-fold doors, perfect for entertaining, which takes in the incredible views from the garden. Off the kitchen you will find a large utility/boot room and cloakroom. A further sitting room (or bedroom), study and two bathrooms, one being En-Suite to the principal bedroom, plus plenty of storage completes the main home.

The spacious purpose-built Annexe, benefits from a spectacular vaulted ceiling in the lounge with large patio doors, leading to its own private patio which overlooks the garden, and is completely self contained. A contemporary kitchen, shower room and large double bedroom complete this thoughtfully designed space which is not only a compliment to the main bungalow, but also provides a multitude of options including work from home, guest/family accommodation or indeed Air B and B(stp).

The extensive rear garden has been beautifully designed and landscaped by the current owner and meticulously maintained. A raised decked sun terrace directly off the family room with steps down to the extensive lawned garden which is fully stocked with mature trees and shrubbery, seasonal planting and a vegetable patch.

Positioned on a private road, the property further benefits from an abundance of off road parking and has plenty of space for boat/motorhome storage if required. Ideally located, with Great Bentley's famous 43 acre Village Green reported as one of the largest village greens in England on the doorstep, hosting Cricket and sporting events alongside the numerous community fates, shows and activities, provides the perfect solution for commuters seeking a rural life style yet the convenience and accessibility to transport links.

Great Bentley Train Station with links to London Liverpool Street is just a short stroll as is the Village delicatessens and bakers, hairdressers and beauty salon, Bistro Pub and Tesco Express Store. Property of this calibre, together with an impressive detached Annexe rarely reaches the open market for sale.

A REMARKABLE HOME IN AN ENVIABLE LOCATION



**Moors Lane, Great Bentley, CO7 8QN**



## **BUNGALOW**

### **ENTRANCE HALL**

### **SITTING ROOM**

19' 7" x 11' 7" (5.96m x 3.53m)

### **KITCHEN/DINING/FAMILY ROOM**

35' 2" x 12' 2" (10.72m x 3.70m)

### **UTILITY/BOOT ROOM**

10' 4" x 6' 2" (3.15m x 1.88m)

### **CLOAKROOM**

8' 0" x 3' 10" (2.44m x 1.17m)

### **STUDY/RECEPTION ROOM**

11' 10" x 10' 2" (3.60m x 3.10m)

### **BEDROOM ONE**

12' 5" x 10' 1" (3.78m x 3.07m)

### **EN-SUITE SHOWER ROOM**

10' 1" x 3' 3" (3.07m x 0.99m)

### **BEDROOM TWO**

12' 2" x 10' 5" (3.71m x 3.17m)

### **BEDROOM THREE**

10' 11" x 8' 11" (3.32m x 2.72m)

### **FAMILY BATHROOM**

10' 5" x 8' 5" (3.17m x 2.56m)

## **SELF-CONTAINED ANNEXE**

### **SITTING ROOM**

14' 3" x 12' 3" (4.34m x 3.73m)

### **KITCHEN**

10' 3" x 8' 9" (3.12m x 2.66m)

### **BEDROOM**

12' 9" x 11' 2" (3.88m x 3.40m)

### **SHOWER ROOM**

10' 3" x 5' 11" (3.12m x 1.80m)

## **AGENT'S NOTES**

Construction:

Cedarwood is a timber framed property

The Annex is brick built to the front (existing garage) and timber framed to the rear

Main Bungalow and Annex serviced via shared:

- Central Heating Oil Tank
- Mains Drainage
- Fibre Broadband

Annexe

- Utilities fed from the main bungalow
- Independent boiler







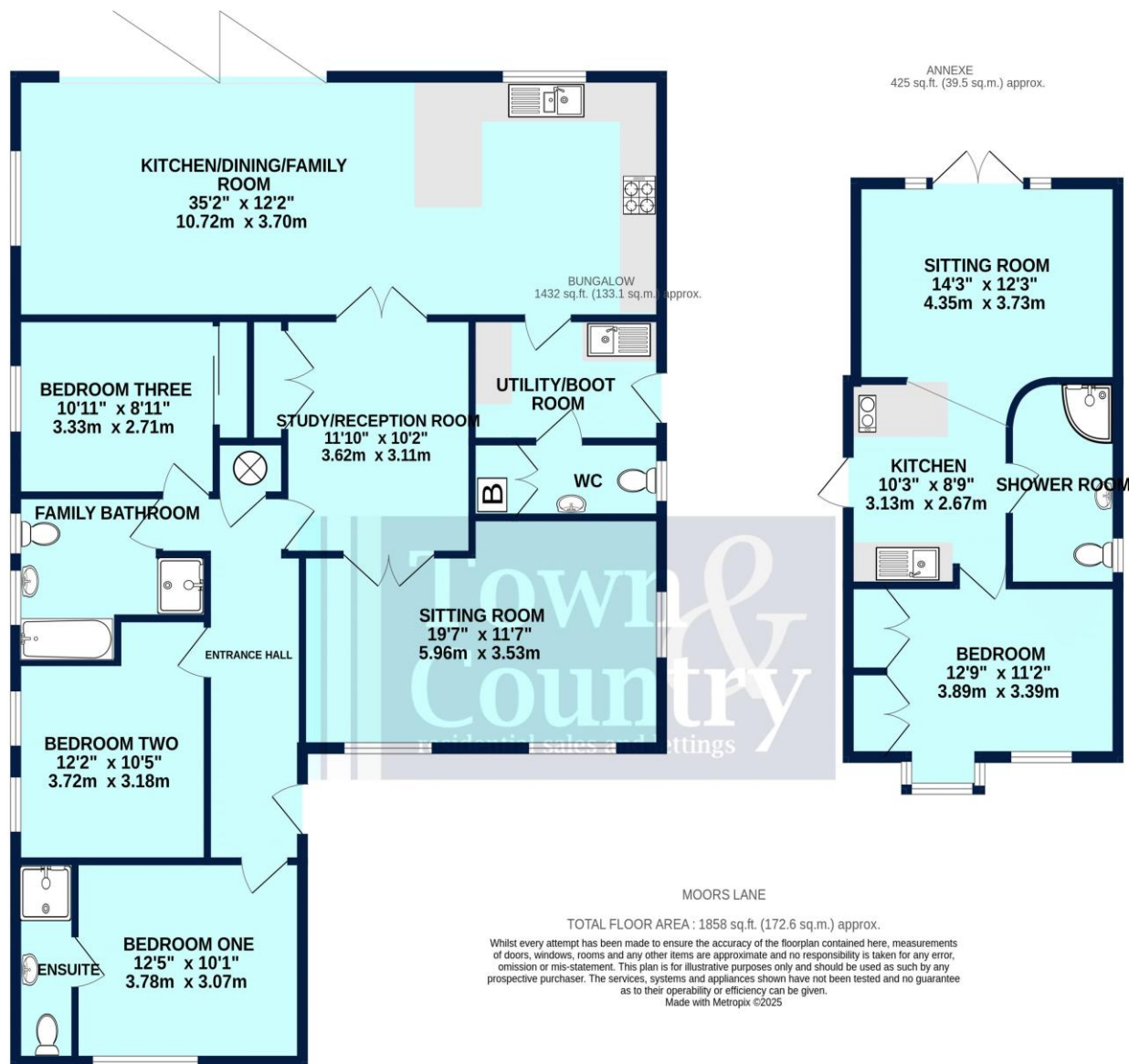












Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Total Floor Space 1858 Sq Ft (sts)**





**Town & Country**  
residential sales and lettings

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

Tel: 01206 302288

property@townandcountryresidential.co.uk

www.townandcountryresidential.co.uk

rightmove  ZOOPLA @PrimeLocation.com

The Property Ombudsman

APPROVED CODE  
The Deposit Protection Service

DPS

OnTheMarket

*These sale particulars have been prepared as a general guide and their accuracy is not guaranteed. Room sizes are not to be relied on. A survey has not been carried out nor has the plumbing, heating and electrics or appliances been tested. Floor plans are for illustration purposes only and not to scale. These details do not form any part of any contract. If there are important matters likely to affect your decision to buy, please contact us before viewing this property and seek appropriate legal advice before entering into any contracts to purchase.*