

Thorrington Road, Great Bentley, CO7 8QD
Offers in the Region Of £609,995 Freehold

Town & Country
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- Impressive 5 Bedroom Detached House
- Renovated To A Luxury Standard
- 4 Stylish Bathrooms Reception Rooms
- 31 Ft Bespoke Kitchen/Family Room
- 24 Ft Lounge
- Extensive Patio And Landscaped Rear Garden
- 26ft Conservatory
- Excellent Commuter Links - Short Walk To Station

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IMPOSSING 5 BEDROOM NEWLY REFURBISHED EXECUTIVE HOME WITH LUXURY KITCHEN AND BATHROOMS

Welcome to Mardle Cottage - A superior family home with magnificent family accommodation and stunning field views. Located in the prestigious village of Great Bentley and being just minutes' walk to Bentleys commutable major rail link station, fine dining restaurant and local shops, not to mention the award winning village green, this stylish home will certainly impress –

As you walk through the ground floor you will find an open plan ***31 FT cutting edge KITCHEN / FAMILY ROOM *** entertaining space with bespoke appliances. This leads onto a 26FT conservatory which has French doors that open out onto the rear of the garden taking in the newly laid extensive patio area which blends into the garden. The 26FT lounge provides a cosy addition to the house with views to the front over fields - Completing the ground floor accommodation is a study, cloakroom & utility.,

The first floor offers generous sized bedrooms including the master being 18ft WITH LARGE PICTURE WINDOWS WITH BEAUTIFUL FIELD VIEWS plus a luxury en suite, a further 4 bedrooms, 2 enjoying en suite facilities and a family bathroom.

The outside of the property boasts a vast, newly laid patio area that really does add a contemporary feel to the garden space. A garage and parking for numerous vehicles completes this spectacular home.

A viewing is highly recommended to fully appreciate the sheer ABUNDANCE OF SPACE on offer in this spectacular family home. Please call 01206 302288 for further information and to schedule your appointment to view.

The accommodation with approximate room sizes are as follows:

Front door

ENTRANCE PORCH

UPVC doors and windows into: hall

ENTRANCE HALL

CLOAKROOM

Window to front, laminate flooring, spotlights, heated towel rail, W.C wash hand basin,

DINING ROOM

26' 2" x 8' 5" (7.97m x 2.56m)

Window to front and side, tiled flooring, ceiling light, spacious room for entertaining, double doors leading to: lounge, kitchen and rear garden,

LOUNGE

24' 0" x 12' 10" (7.31m x 3.91m)

Window to front, carpet flooring, radiator, feature brick wall, views onto driveway and fields, double doors leading to: dining room hallway



KITCHEN

31' 1" x 9' 7" (9.47m x 2.92m)

This 31ft stylish kitchen has great space for entertaining, with the island in the centre, range of built in units, integrated fridge freezer, stainless steel sink, integrated oven and electric hob on centre of island, window to rear looking onto stunning garden, tiled flooring, spotlights, radiator, door leading to dining room, hallway and utility

STAIRS LEADING TO FIRST FLOOR

BEDROOM 1

18' 6" x 15' 11" (5.63m x 4.85m)

Window to front, carpet flooring, radiator, double windows looking onto fields, magnificent spacious bedroom with room for furniture and bed

EN-SUITE

7' 6" x 7' 5" (2.28m x 2.26m)

Window to side, tiled flooring, spotlights, walk in shower, W.C, single hand wash basin, doors leading to: master bedroom

BEDROOM 2

13' 0" x 12' 0" (3.96m x 3.65m)

Window to side, laminate flooring, spotlights, radiator, built in sliding wardrobes, room for double bed, door to:

EN-SUITE

Window to side, tiled flooring, spotlights, panelled oval bath with shower over head, hand wash basin, W.C, door leading to:

BEDROOM 3

12' 11" x 11' 10" (3.93m x 3.60m)

Overlooking field views with window to side, carpet flooring, spotlights, radiator, spacious room for furniture and double bed, door leading to:

EN-SUITE

Tiled flooring, spotlights, heated towel rail, W.C, hand wash basin, doors leading to bedroom 3

BEDROOM 4

10' 11" x 10' 3" (3.32m x 3.12m)

Over looking field views with window to front, carpet flooring, spotlights, radiator,



BEDROOM 5

10' 4" x 9' 4" (3.15m x 2.84m)

Window to rear, carpet flooring, spotlights, radiator, spacious room for furniture and bed, could also be used as a dressing room,

FAMILY BATHROOM

9' 4" x 6' 11" (2.84m x 2.11m)

Window to rear, tiled flooring, spotlights, shower cubicle, W.C, hand wash basin, free standing bath, double frosted windows

OUTSIDE

Step through the french doors onto a beautiful extensive newly laid patio area, which leads to a secluded lawned garden with mature plants, perfect size for a growing family

Boundary

Retained by fencing

Access to rear via paved driveway with views looking onto fields, access to garage

EPC Rating C Council Tax Band F





TOTAL APPROX. FLOOR AREA 2551 SQ.FT. (237.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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