



DAVID
BURR

Stanway Green
Colchester, Essex

Oasis, Stanway Green, Colchester, Essex, CO3 0RA

This enviably situated three-bedroom detached bungalow provides a distinctive and beautifully appointed single storey residence set within superbly landscaped grounds approaching 0.35 acres. Befitting its name, the property is enveloped by mature, Mediterranean-inspired gardens and occupies a particularly private position on highly regarded Stanway Green, amid an attractive collection of individual homes largely screened from view. Having undergone a comprehensive programme of adaptation, improvement and extension, the property now offers an impressive balance of generous living accommodation, versatility and exceptional outdoor space.

The accommodation is approached via an entrance hall with tiled flooring and panelled oak internal doors leading throughout. Positioned immediately off the hall is the third bedroom, finished with stripped wood effect flooring and benefiting from underfloor heating, double doors opening to the front aspect and a pocket door leading to an en-suite shower room with mosaic patterned tiled flooring. Its position and configuration offer considerable flexibility, making it particularly well suited to guests, independent family members or potential ancillary/annexe style accommodation.

An inner hall opens into the expansive sitting room, a wonderfully light and inviting space enjoying a dual aspect and extensive glazing overlooking the rear gardens. LED spotlights provide contemporary illumination, while a wood burning stove creates an attractive focal point.

The sitting room flows seamlessly into the impressive AGA kitchen and dining room, forming an excellent open plan entertaining space equally suited to relaxed day to day living and larger gatherings. Tiled flooring continues throughout, while a granite topped central island, traditional electric AGA and an extensive range of fitted cabinetry combine practicality with character. Sets of bi-folding doors, together with an additional side door, establish an effortless connection with the terrace and gardens.

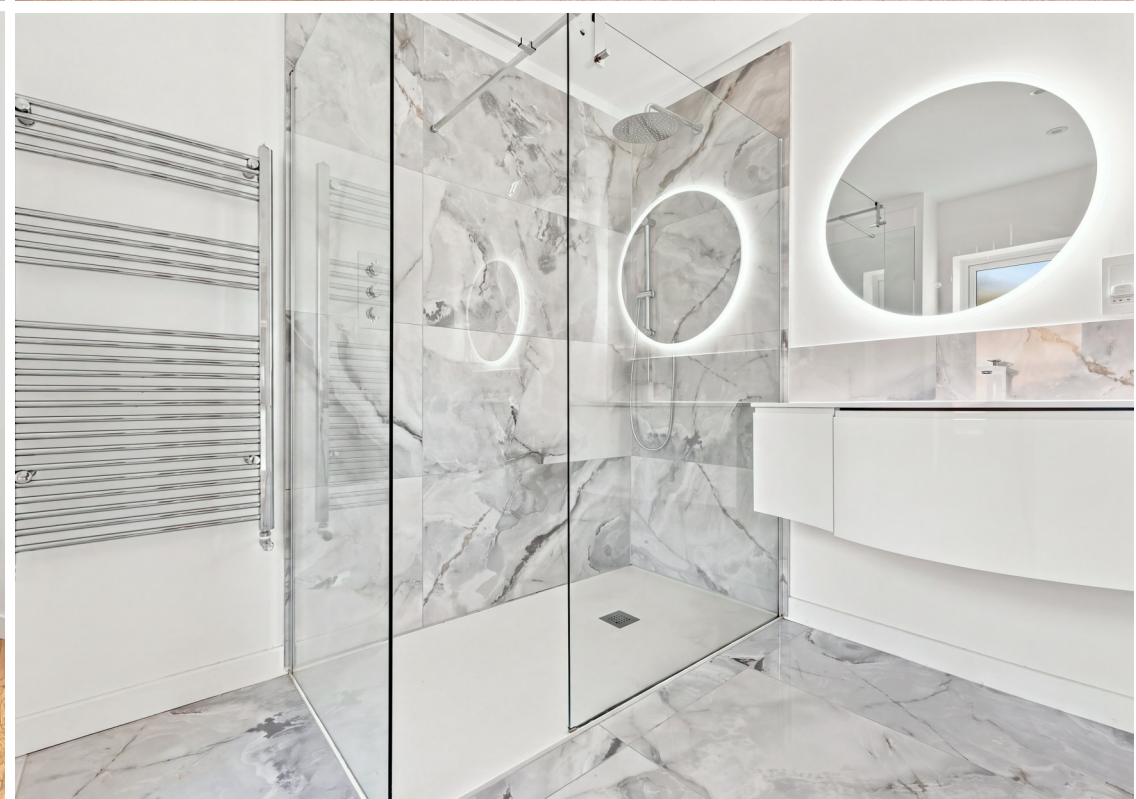
The principal bedroom suite has been notably enhanced during the current ownership and incorporates a dedicated dressing room with glazed front fitted wardrobes, polished stone tiled flooring and a high specification en-suite shower room. A further door leads out to the covered hot tub area. A further guest bedroom is positioned off the inner hall and is served by a well-appointed family bathroom, complete with both a bath and separate shower enclosure. A useful linen store provides additional practical storage.

- **Substantial and individually styled three bedroom detached bungalow**
- **Two bedrooms benefiting from private en-suite shower facilities**
- **Highly regarded position on sought-after Stanway Green**
- **Beautifully landscaped grounds approaching 0.35 acres**
- **Expansive dual-aspect sitting room with wood-burning stove**
- **Impressive open-plan AGA kitchen and dining room with granite-topped island**
- **Versatile third bedroom offering excellent ancillary or annexe potential**
- **Luxurious principal bedroom suite with dressing room and high-specification en-suite**
- **Private south-facing gardens with terrace, covered pergola and decked seating areas**

Offices at: Leavenheath 01206 263007 - Long Melford 01787 883144 - Clare 01787 277811 – Castle Hedingham 01787 463404 – Woolpit 01359 245245 – Newmarket 01638 669035

Bury St Edmunds 01284 725525 - London 0207 8390888 - Linton & Villages 01440 784346





Stanway Green is one of the area's most appealing residential settings, characterised by individual homes, generous plots and a pleasantly established atmosphere. Despite the property's secluded feel, it is conveniently placed for the extensive amenities of Stanway and nearby Colchester, providing ready access to everyday shopping, leisure facilities, schooling and a broad range of restaurants and services. The position therefore combines the privacy and space associated with a more semi-rural environment with the convenience required for modern day to day living.

For commuters and those travelling throughout the region, the location is particularly advantageous, with straightforward access to the principal road network and connections towards Colchester, Chelmsford and beyond. The combination of substantial single storey accommodation, adaptable bedroom space, extensive garaging and workshop facilities, south facing landscaped grounds and excellent accessibility makes Oasis an especially compelling proposition for a broad range of purchasers, including families, downsizers and those seeking flexible multigenerational accommodation.



TENURE: Freehold

SERVICES: Mains water, drainage and electricity are connected. oil fired heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING: TBC

WHAT3WORDS: salad.cuts.card

LOCAL AUTHORITY: Colchester City Council, 33 Sheepen Road, Colchester, CO3 3WG (01206 282222) **BAND:** D

VIEWING: Strictly by prior appointment only through DAVID BURR.

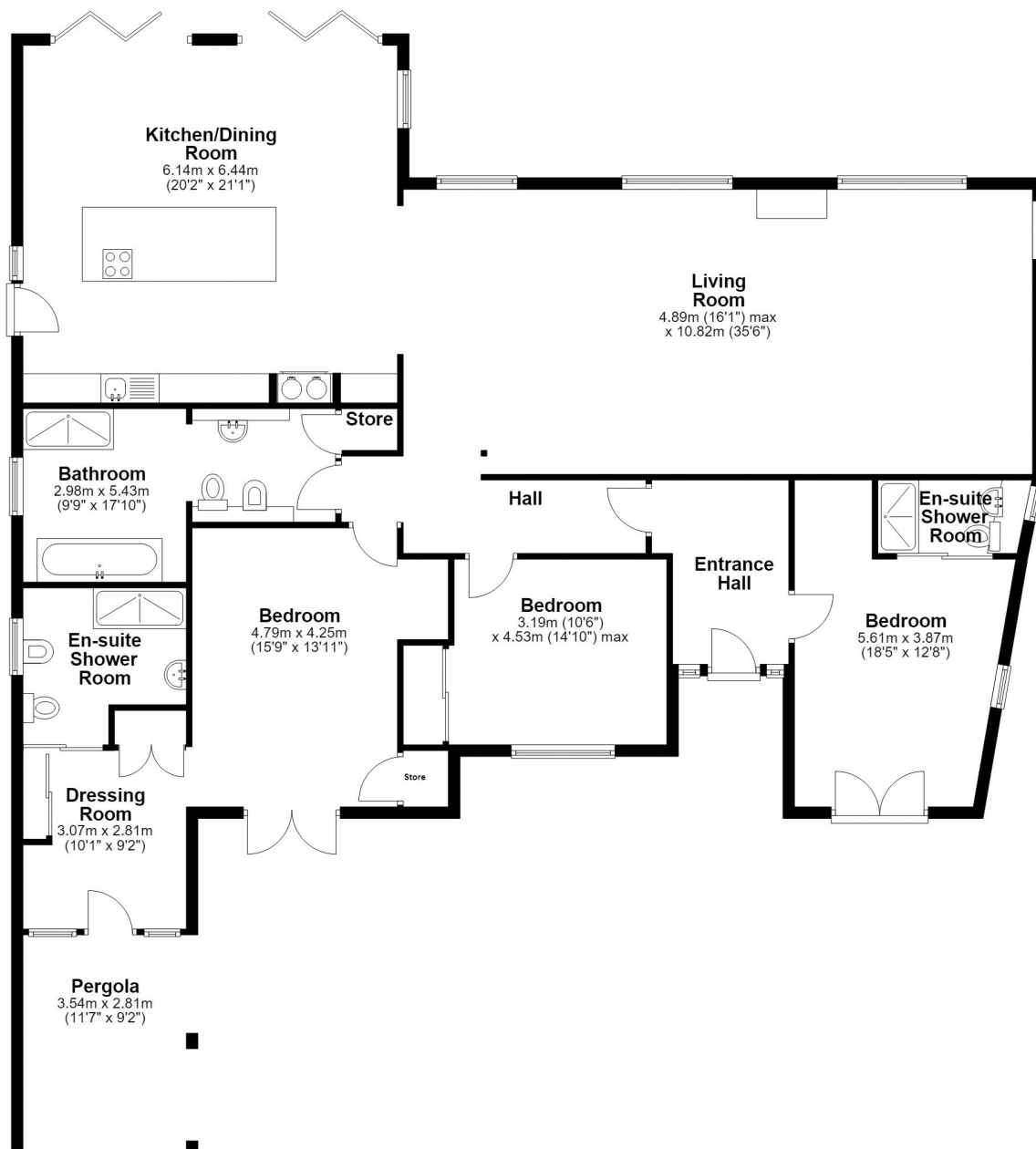
NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



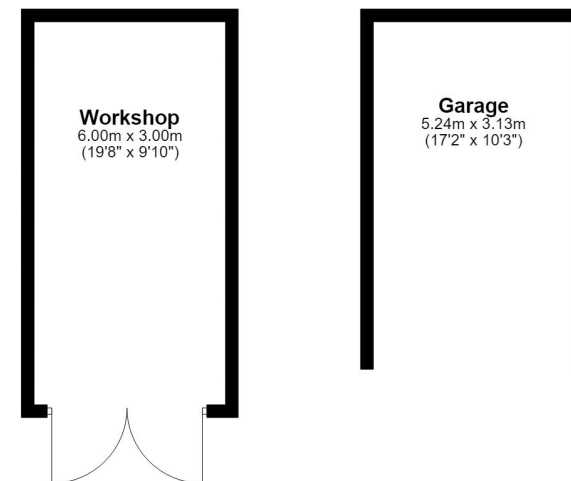
Ground Floor

Approx. 204.1 sq. metres (2196.6 sq. feet)



Outbuildings

Approx. 34.4 sq. metres (370.4 sq. feet)



Total area: approx. 238.5 sq. metres (2567.0 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

Offices at: Leavenheath 01206 263007 - Long Melford 01787 883144 - Clare 01787 277811 - Castle Hedingham 01787 463404 - Woolpit 01359 245245 - Newmarket 01638 669035

Bury St Edmunds 01284 725525 - London 0207 8390888 - Linton & Villages 01440 784346

