



## Newmarket Office

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Plot 3 Brook Street  
Colne Engaine  
Essex  
CO6 2JB



A beautifully crafted, brand new detached house set within an exclusive development of just three properties.

Designed with traditional styling, this impressive residence features bright and spacious open-plan living, complemented by a generous garden, private garage, and ample off-road parking.

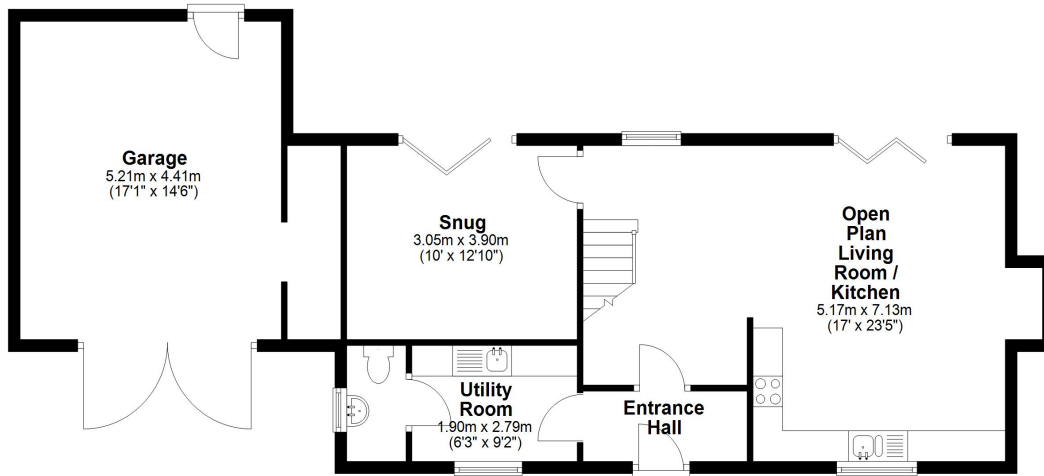


Cambridge + Newmarket + Burwell + Cottenham + Ely + Mayfair London

# Floorplan

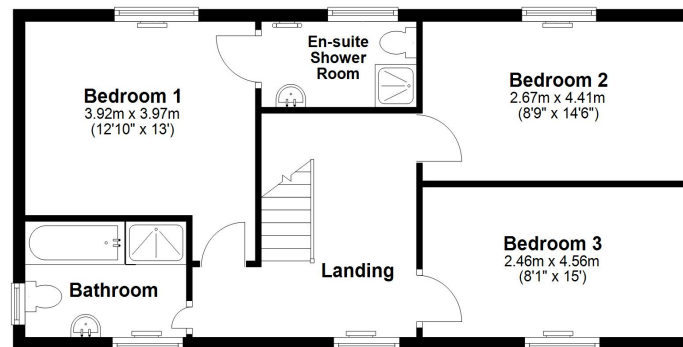
## Ground Floor

Approx. 84.2 sq. metres (906.8 sq. feet)



## First Floor

Approx. 57.6 sq. metres (620.5 sq. feet)



Total area: approx. 141.9 sq. metres (1527.4 sq. feet)

## Features

- Beautifully crafted, brand new detached house
- Bright and spacious open-plan living
- Exclusive development of just three individual designed properties
- Traditional styling
- Three bedrooms
- Garage and electric vehicle charging

## Information

The village of Colne Engaine is a highly sought after and pretty village in the Colne Valley set in attractive scenic countryside about 5 minutes' drive from the historic and picturesque market town of Halstead with Colchester being approximately 30 minutes. Additionally, some four to five miles away is the renowned Essex Golf and Country Club. The village has an excellent shop, primary school and local pub. There is easy access to the A12, M11 and M25 with Marks Tey mainline station approximately 15-20 minutes' drive offering regular services to London Liverpool Street.

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested