

oakheart



£600,000

9 Field Mews, Great Bromley





#### Incentives Now Available!

Welcome to 9 Field Mews, an exceptional newly built four-bedroom detached residence offering approximately 1,600 sq ft of high-specification living space. This impressive home forms part of an exclusive development of just ten properties, nestled in a private mews and backing onto open farmland in the sought-after village of Great Bromley.

This impressive home benefits from modern eco-conscious features, including 10 solar panels and air source heat pump, ensuring energy efficiency and reduced running costs. The ground floor enjoys underfloor heating throughout, offering a cosy and contemporary living environment. Upstairs, the main bathroom includes an additional

shower for added convenience. Stylish, sustainable and thoughtfully designed, this property perfectly balances comfort and innovation.

Built by local developers LK Developments, this thoughtfully designed home combines countryside charm with modern comfort and energy-efficient features. Every detail has been carefully considered to offer both style and practicality, ideal for family living.

Field Mews is set in the peaceful village of Great Bromley, offering a desirable semi-rural lifestyle with convenient access to nearby amenities. Local shops and services are available in neighbouring Elmstead Market, while Colchester City Centre provides a full range of shopping, dining, and leisure options just a short drive away.

Families will benefit from popular local primary schooling, while excellent transport links include, easy access to the A120/A12 for routes to London and the M25. Rail connections to London Liverpool Street available from nearby Great Bentley and Alresford.

This beautifully designed home offers approximately 1,600 sq ft of well-planned living space across two floors. At its heart is an impressive 31ft open-plan kitchen and dining area, complete with high-quality Neff appliances and bi-fold doors that open onto the re



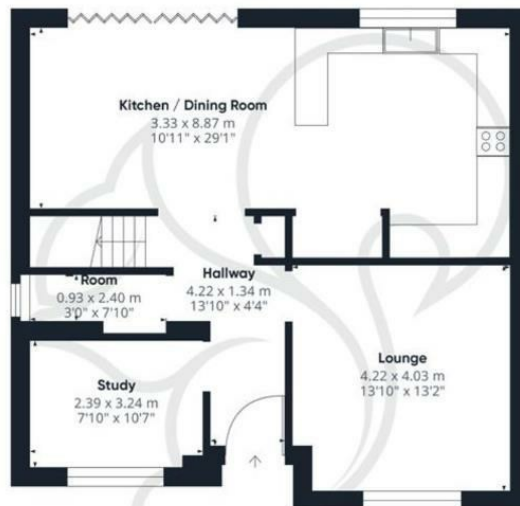




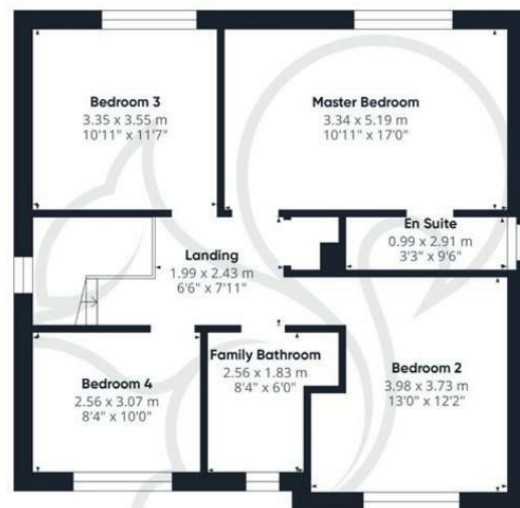








Ground Floor




Floor 1

Local Authority:  
Tendring

Tenure:  
Freehold

Council Tax Band:  
New Build

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>	<b>91</b>	<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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