



Apex Lodge
Great Tey Road | Little Tey | CO6 1HZ









STEP INSIDE

OVERVIEW

Occupying grounds approaching 0.6 acres in the desirable village of Little Tey, this impressive five bedroom detached bungalow offers spacious and versatile accommodation, a heated outdoor swimming pool, double garage, extensive gated driveway and established private gardens, all offered with no onward chain.

STEP INSIDE

Set behind electric gates and surrounded by beautifully established gardens, this substantial detached bungalow offers an exceptional degree of space, privacy and flexibility, extending to almost 2,500 sq. ft. of thoughtfully arranged accommodation.

A welcoming entrance hall provides access to the principal living spaces, creating an immediate sense of light and proportion. At the heart of the home is the generously sized kitchen/dining room. Quartz work surfaces, integrated appliances and French doors opening onto the garden combine practicality with a seamless connection to the outdoors. A separate utility room provides additional storage and laundry facilities, helping to keep the main living areas organised.

The dual aspect lounge is a particularly inviting space, enjoying an abundance of natural light and direct access to the garden through French doors. Its generous proportions create an ideal setting for both relaxed evenings and socialising.

The accommodation comprises five bedrooms, offering flexibility to suit a variety of requirements. The principal suite is a standout feature, incorporating a dedicated dressing room and a spacious four-piece en-suite bathroom. The remaining bedrooms are served by a well-appointed family bathroom, while a cloakroom adds further convenience. One of the bedrooms is currently arranged as a study, providing an excellent home working environment whilst retaining the option for additional sleeping



STEP OUTSIDE

STEP OUTSIDE

The grounds are a defining feature of this impressive home, extending to approximately 0.6 acres and wrapping around the property to create a wonderful sense of privacy and seclusion.

Accessed via electric gates, the extensive driveway provides parking for numerous vehicles and leads to the double garage, which benefits from power, lighting and useful storage space. Connected to the garage is a substantial multi-purpose room, currently utilised as a gym complete with built-in sauna.

The rear garden has been thoughtfully arranged to maximise enjoyment throughout the seasons. A heated outdoor swimming pool forms the centrepiece of the outdoor space, surrounded by generous patio seating and entertaining areas. Expanses of lawn are complemented by mature trees, established planting and well-stocked borders. A pool house and storage shed provide further practicality, while the overall layout lends itself perfectly to outdoor dining, relaxation and entertaining.

LOCATION

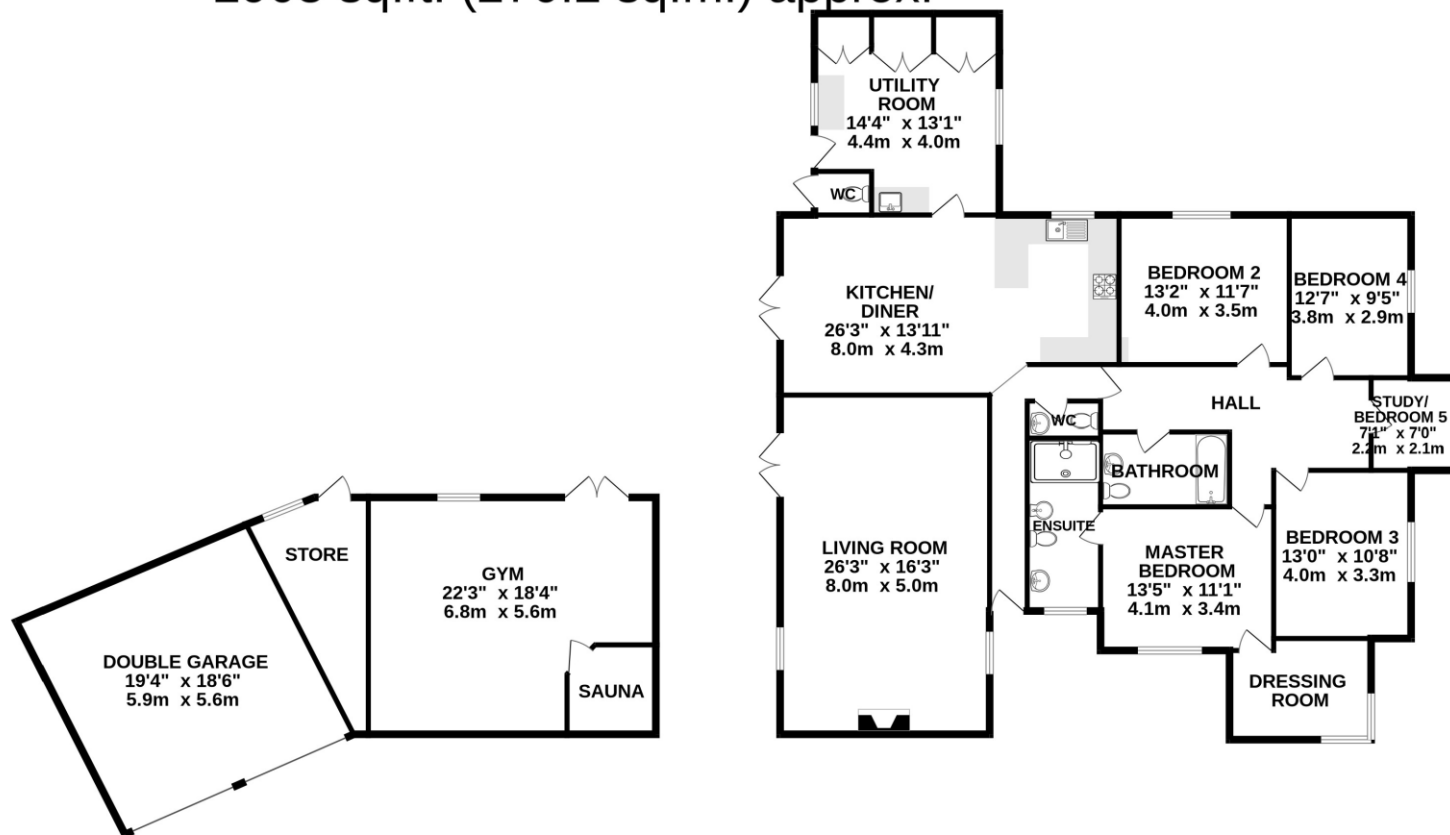
Little Tey is a highly regarded village situated to the west of Colchester, offering an attractive blend of countryside living and excellent connectivity. The village enjoys a peaceful rural setting whilst remaining conveniently positioned for access to nearby amenities and transport links.

Marks Tey railway station is within easy reach and provides direct services to London Liverpool Street, making the location particularly appealing for commuters. The A12 and A120 are also readily accessible, offering convenient road connections across Essex, Suffolk and beyond.

Everyday shopping needs are well served by nearby Marks Tey and Stanway, with supermarkets, independent retailers, healthcare facilities, cafés and leisure amenities. Colchester city centre is only a short drive away and offers an extensive range of restaurants, bars, cultural attractions and retail outlets.

Local state schools include Great Tey Church of England Primary School and Philip Morant School & College. Independent education is available at highly regarded schools including Holmwood House School, Oxford House School and St Mary's School, Colchester. The city is also renowned for Colchester County High School for Girls and Colchester Royal Grammar School, both of which enjoy outstanding academic reputations.

GROUND FLOOR 2908 sq.ft. (270.2 sq.m.) approx.

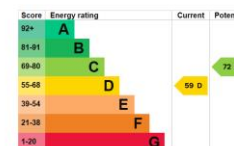


TOTAL FLOOR AREA : 2908 sq.ft. (270.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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RICHARD SEELEY
SALES MANAGER

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