



## Great Bromley

A rare opportunity to purchase a unique 5 bedroom new build Barn conversion on a gated development in Great Bromley.

Guide price £850,000

# Hall Road

Colchester, CO7



- Hyperfast full fibre broadband of Speeds upto 900mbps
- Off road parking
- Gated Development
- Large garden
- Underfloor heating
- 10 year warranty
- 5 Bedrooms
- South-East facing garden
- Detached
- 4 Bathrooms

## The Property

A substantial property which showcases the perfect blend of contemporary luxury and rustic charm. With underfloor heating and an air source heat pump, this home is incredibly energy efficient and comfortable all year round. The large open plan kitchen, dining and living area is ideal for modern family living, providing ample space to cook, dine, and relax. The vaulted ceiling adds to the sense of space and light floods in from the large triple aspect windows. On the ground floor, there are 4 double bedrooms, 2 with ensuites and 2 sharing the family bathroom. The living space is vast and has ample space for entertaining. Ascend to the first floor and you will find the principal bedroom with its own ensuite and dressing room. There is also a mezzanine on this floor which would make the perfect home office. Overall, this is a unique and truly exceptional property that must be seen to be appreciated.

## The Outside

The enclosed south-east facing garden is a peaceful oasis that offers plenty of space for outdoor activities and relaxation. The garden which is mostly laid to lawn also benefits from a patio which is accessed via 2 large bi-folds from the kitchen/living room. To the front of the property there is ample off-road parking.

## The Area

Great Bromley is a tranquil village located in the heart of the Essex countryside, yet within easy reach of Colchester, Ipswich, and London. The village boasts a local primary school, village hall, and a friendly pub, making it perfect for families and those seeking a peaceful rural lifestyle.

## Further Information

Heating - Air source heat pump/underfloor heating + septic tank

Council Tax - TBC

EPC - TBC

Estate Management fee - TBC

10-year structural defect warranty

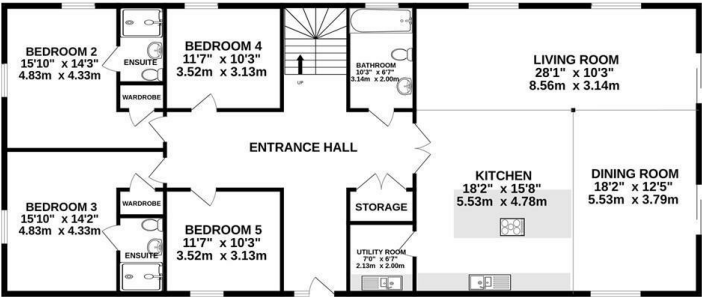
NB: The images are virtually staged and CGI's have been used for illustration purposes only.



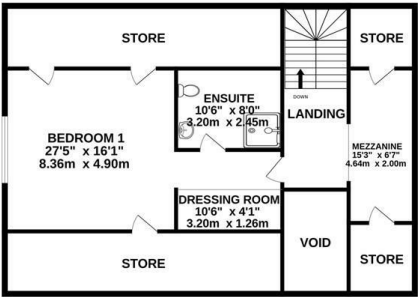


Floor Plan

GROUND FLOOR  
1949 sq.ft. (181.1 sq.m.) approx.



1ST FLOOR  
1151 sq.ft. (107.0 sq.m.) approx.



TOTAL FLOOR AREA : 3100 sq.ft. (288.0 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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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	