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£475,000

8 Field Mews, Great Bromley



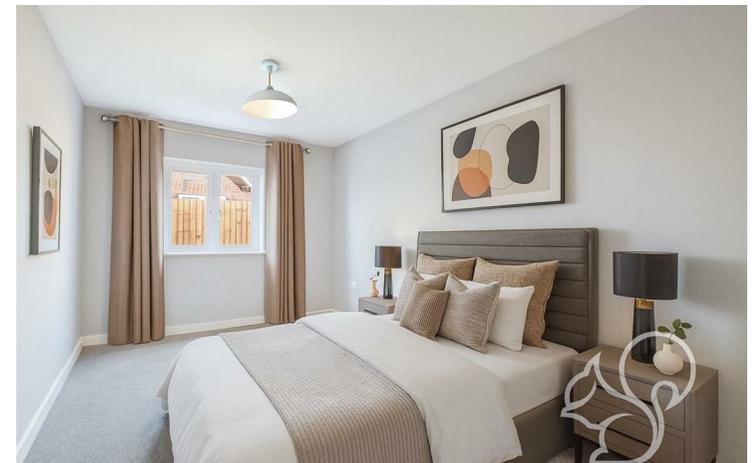
Discover the ease of single-story living in this brand-new, detached bungalow, one of only two of its kind within the exclusive Field Mews development in Great Bromley.

This impressive home benefits from modern eco-conscious features, including 8 solar panels and air source heat pump, ensuring energy efficiency and reduced running costs. The bungalow benefits from underfloor heating throughout, offering a cosy and contemporary living environment.

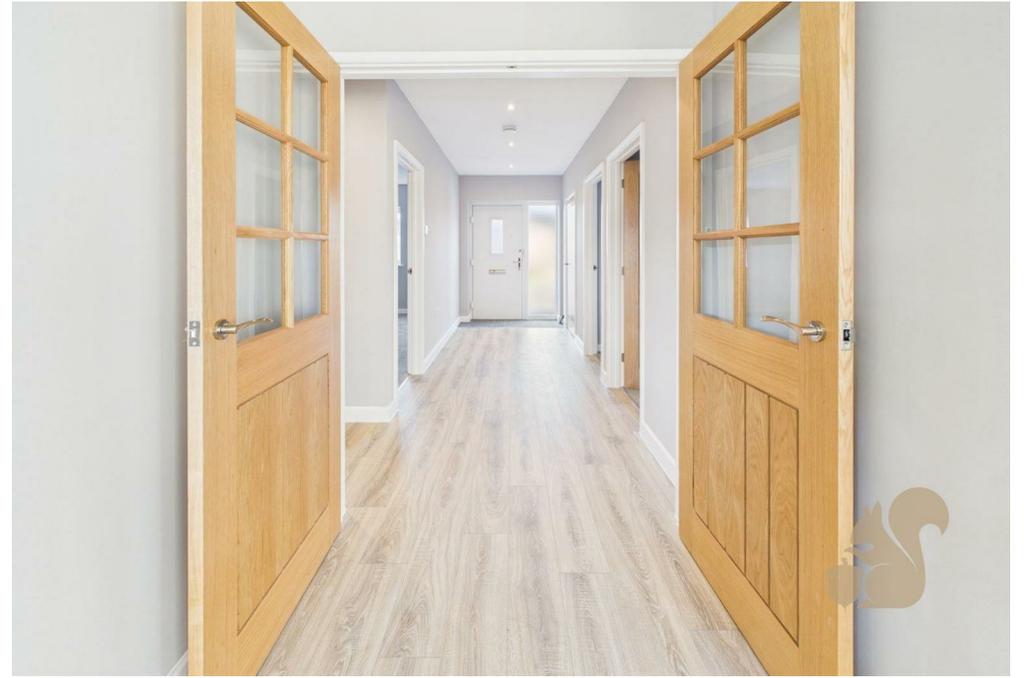
Backing directly onto picturesque farmland, 8 Field Mews offers a seamless blend of modern comfort and rural tranquility. The heart of this home is a stunning 37ft open-plan living/kitchen/dining area, providing a bright and airy space perfect for relaxing and entertaining, with direct access to the garden. Comprising three double bedrooms, including a principal bedroom with an en-suite shower room, a separate family bathroom, and a convenient utility cupboard, this bungalow offers ample space and storage. High-end specifications include

Neff appliances, electric air source heat pump, underfloor heating, solar panels, and an EV charging point.

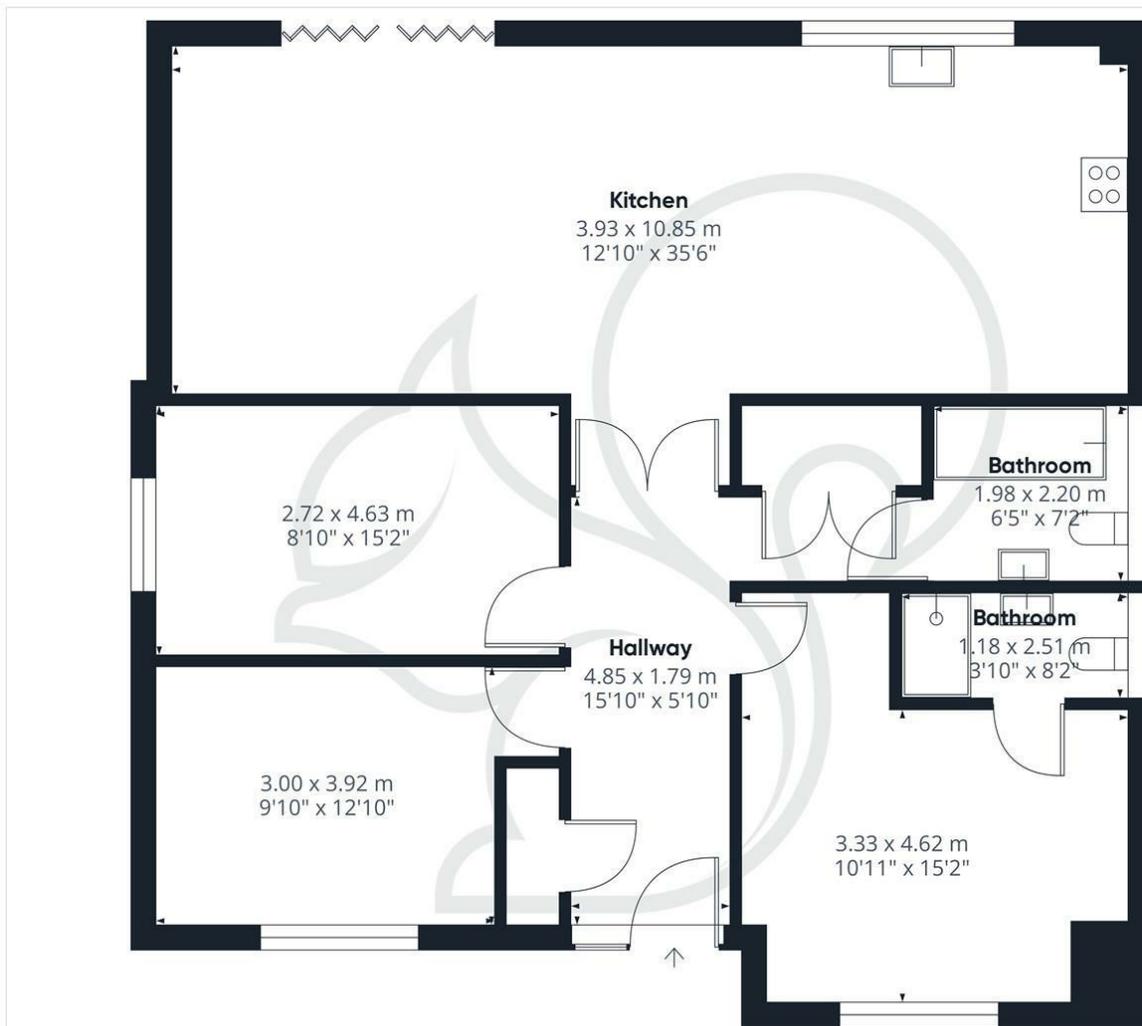
Situated in a sought-after village location, with easy access to local amenities, good schooling, Colchester, and transport links including rail links to London Liverpool Street from nearby Great Bentley and Alresford, this property presents a rare opportunity to embrace contemporary bungalow living in a desirable rural setting. Ample driveway parking completes this delightful home.











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Approximate total area[®]
108.83 m²
1171.45 ft²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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) A		
(81-91) B	88	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.

Oakheart Colchester
01206 803 308
colchester@oakheart.co.uk
2b Cotman Road, Colchester, Essex, CO3 4QJ

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