

oakheart



£1,100,000

Offers Over
Pebmarsh Road, Colne Engaine

This exquisite detached residence located on outskirts of Colne Engaine has been meticulously renovated by the current owner in the last twelve months. Occupying an impressive plot of 0.6 acres and the total accommodation amounting to 4253 sqft, this wonderful property is not one to be missed.

Positioned neatly away from the quiet road, this imposing residence is sectioned over three floors in addition to two separate annexes and an extensive rear garden. Internally, this immaculately presented home has undergone full refurbishments to elevate an outstanding position in the Essex countryside. The kitchen/dining rooms opens out to the sizeable decking in the rear garden and enjoys a white gloss finish throughout with an AGA, double

electric ovens, considerable marble work-surfaces and built in drinks fridge. Also to the rear aspect is the living room which boasts an impressive silver open fireplace and doors leading out to the rear garden. Separate utility space enjoys space for white goods and ample storage space. To this floor, the self contained annexe can also be found with bedroom and kitchen.

To the first floor, the master suite with walk-in wardrobe and en-suite boasts an impressive balcony overlooking the undisturbed, rolling field views. The other three double bedrooms with the large family bathroom are found. The lower floor to the property is where the second self contained annexe is located, comprising of renovated kitchen/reception room, separate utility

room and boot room and access to the rear garden.

The detached double garage is found on entrance level and also gives way to a useful studio/playroom space, with stairs descending to the second annexe on the lower floor.

The spacious rear garden is largely laid to lawn adjacent to the open fields. Directly to the rear of the property is the considerable wooden decking for alfresco dining. To the front of the property, the drive in/out driveway can host over eight vehicles and access to garage







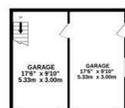


Local Authority:

Tenure:
Freehold

Council Tax Band:
G

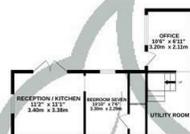
GARAGE GROUND FLOOR
2000 N/A (SEE PLAN) APPROX.



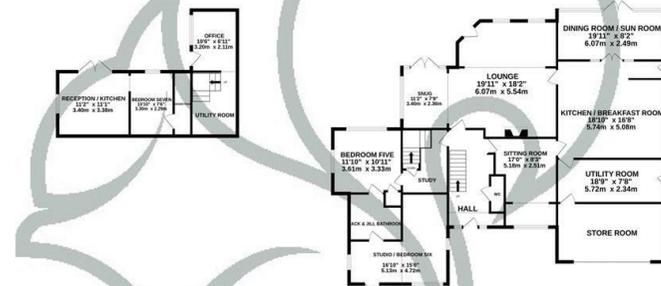
GARAGE FIRST FLOOR
2000 N/A (SEE PLAN) APPROX.



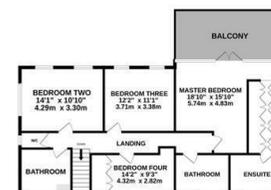
LOWER GROUND FLOOR /
OFFICE
422 N/A (SEE PLAN) APPROX.



GROUND FLOOR
2000 N/A (SEE PLAN) APPROX.



1ST FLOOR
2000 N/A (SEE PLAN) APPROX.



TOTAL FLOOR AREA : 4119 sq.ft. (382.6 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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

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