



## St. Marys Road, Great Bentley

A desirable home with classic Victorian proportions, high ceilings, and extensive accommodation, offers a rare opportunity to acquire a home of character and substance, ready to be modernised and restored to its full potential and has the additional opportunity for an annexe or additional dwelling subject to planning.

£650,000

# St. Marys Road

## Great Bentley, Colchester, CO7



- CHAIN FREE
- Substantial Victorian home
- Period features
- Garage and outbuilding
- Scope for modernisation and reconfiguration
- Village location
- Semi Rural
- 0.5 acre plot - with potential for an additional dwelling/annex (stp)
- 5 bedrooms
- Multiple reception rooms

### The Property

This extended Victorian home offers generous and versatile accommodation arranged over two floors, retaining the hallmark proportions and high ceilings typical of the era. While the property would benefit from a programme of modernisation, it presents an excellent opportunity to create a characterful family home tailored to individual taste.

The ground floor is well laid out with a choice of reception spaces including a spacious living room and a separate dining room, ideal for both everyday living and entertaining. A sitting room links through to a conservatory, providing pleasant views over the garden and additional living space which is filled with natural light. The kitchen/breakfast room offers good proportions with scope for reconfiguration, supported by practical ancillary spaces including a boot room and a boiler room. There is also a downstairs shower room for added convenience.

Upstairs provides five good-sized bedrooms, reflecting the generous footprint of the house, along with a family bathroom. The layout lends itself well to reconfiguring, whether as a large family residence or to incorporate a principal suite and additional bathroom facilities, subject to requirements.

### The Outside

The property is accessed via an in and out driveway with plentiful space to add extra room for parking. The generous garden wraps round the house with majority laid to lawn, a patio area with its borders made up of mature trees and shrubs.

The property is complemented by a detached garage offering excellent storage or workshop space. There is an additional outbuilding which is not currently used and would require some up keep to make functional.

### The Area

Aingers Green is a small and highly regarded village on the western edge of Colchester, offering a peaceful rural setting while remaining well connected to everyday amenities. Surrounded by open countryside and farmland, the area is ideal for those seeking a quieter lifestyle with attractive walks, bridleways and a strong sense of community.

A mile up the road is Great Bentley and its renowned, 43 acre Village Green with excellent local amenities, Great Bentley Primary school and fantastic transport links: both road and rail which has direct trains to London.

Colchester is the closest city and can be reached within a 25 minute drive.

### Further Information

Tenure - Freehold

Plot Size - 0.5 Acres

Council Tax - Tendring Band G

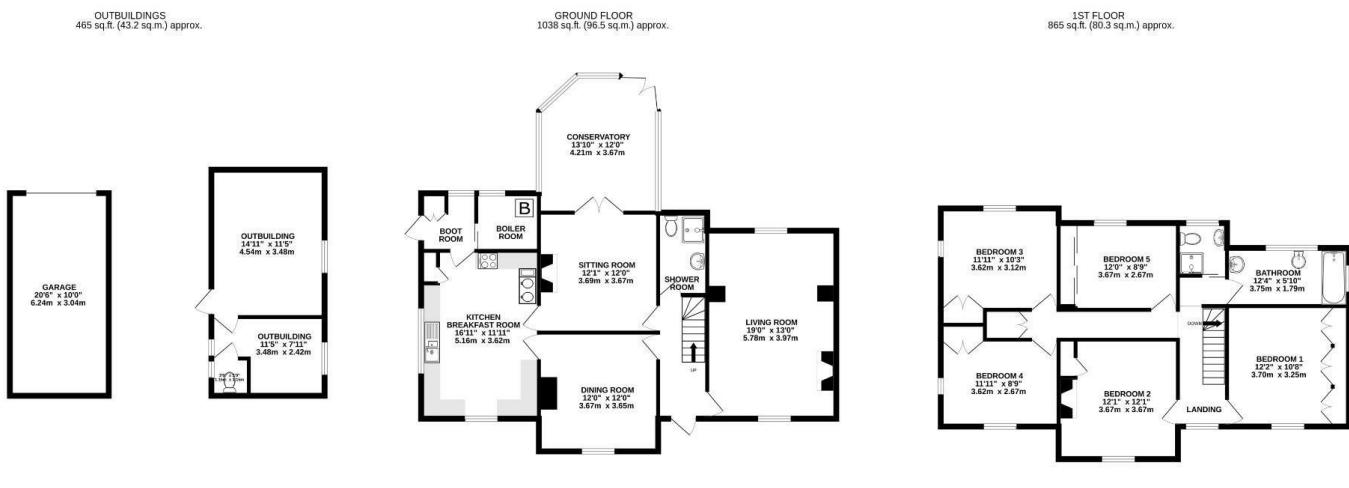
Mains: Gas, Electric, Water and Sewerage

Construction - Brick

Sellers Position - Chain Free



## Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) <span style="color: green;">A</span>		
(81-91) <span style="color: green;">B</span>		
(69-80) <span style="color: green;">C</span>		
(55-68) <span style="color: yellow;">D</span>		
(39-54) <span style="color: orange;">E</span>		
(21-38) <span style="color: red;">F</span>		
(1-20) <span style="color: red;">G</span>		
Not energy efficient - higher running costs		
	83	
	39	

EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <span style="color: green;">A</span>		
(81-91) <span style="color: green;">B</span>		
(69-80) <span style="color: green;">C</span>		
(55-68) <span style="color: blue;">D</span>		
(39-54) <span style="color: blue;">E</span>		
(21-38) <span style="color: grey;">F</span>		
(1-20) <span style="color: red;">G</span>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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