

Fairfield House, St Marys Road, Aingers Green,  
Great Bentley CO7 8NG.



A stunning detached house built just 5 years ago to a high specification and having been extended by the current owners to offer further stylish accommodation. Situated in Aingers Green just minutes from Great Bentley with its mainline station and good local amenities, this wonderful home is beautifully presented throughout and finished to an excellent standard.


 **michaels**  
property consultants

Call the [Michaels Wivenhoe team](#) on 01206 820999



THE GROUND FLOOR ENTRANCE HALL, CLOAKROOM, LIVING ROOM & SNUG



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**Entrance Hall**

Tiled floor with heating under, stairs to first floor with cupboard under and doors to.

**Cloakroom**

Tiled floor, half tiled walls, close coupled WC, wash hand basin, fitted cupboard.

**Living Room 22' 9" x 11' 3" (6.93m x 3.43m)**

Window to front, TV point, underfloor heating, open to.

**Snug 14' 0" x 8' 11" (4.27m x 2.72m)**

Bi-Fold doors to garden, Velux window, wood effect flooring, Jotul wood burning stove, electric heater.



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THE GROUND FLOOR KITCHEN DINER, UTILITY CUPBOARD & HOME OFFICE/BEDROOM 5



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**Kitchen/Diner** 17' 7" x 11' 4" (5.36m x 3.45m)  
Tiled floor with heating under, door and window to side, bi-fold door to rear, door to utility cupboard, a stylish range of fitted units and drawers with stone worktops over, matching eye level units, AEG appliances including induction hob, glass splashback and extractor, fitted oven, fitted microwave, dishwasher, washing machine, breakfast bar island with storage under, integrated fridge/freezer.  
**Utility Cupboard** 8' 8" x 2' 9" (2.64m x 0.84m)  
Window to rear with storage and space for tumble dryer.  
**Home Office/Bedroom 5** 11' 3" x 9' 1" (3.43m x 2.77m)  
Box bay window to front, underfloor heating.

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THE FIRST FLOOR LANDING, MASTER BEDROOM & EN-SUITE



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**Landing**

Four Velux windows, windows to front and rear, airing cupboard, radiators and doors to master bedroom, bedrooms two, three, four and family bathroom.

**Master Bedroom 11' 7" x 10' 4" (3.53m x 3.15m)**

Window to rear, radiator, door to:

**En-Suite**

Window to side, walk in shower, pedestal wash hand basin, close coupled WC, heated towel rail, tiled walls.



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THE FIRST FLOOR BEDROOM 2, BEDROOM 3, BEDROOM 4 & FAMILY BATHROOM



**Bedroom 2** 11' 6" x 10' 0" (3.51m x 3.05m)  
Window to front, radiator.

**Bedroom 3** 11' 3" x 9' 4" (3.43m x 2.84m)  
Window to rear, radiator.

**Bedroom 4** 11' 0" x 8' 4" (3.35m x 2.54m)  
Window to rear, radiator.

**Family Bathroom**  
Obscure window to side, panel bath with shower attachment, close coupled WC, pedestal wash hand basin, shower cubicle, tiled floor and walls, heated towel rail.

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THE OUTSIDE FRONT GARDEN, DRIVEWAY & REAR GARDEN



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**Front Garden and Driveway**

The front of the property features beech hedging, lawned area, panelled fencing and shingle driveway offering ample off road parking with potential for further off road parking.

**Rear Garden**

An excellent rear garden enclosed by panel fencing with gated side access, patio area, mainly laid to lawn with large garden shed, outside lighting, outside power.



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## FLOOR PLANS

### Ground Floor

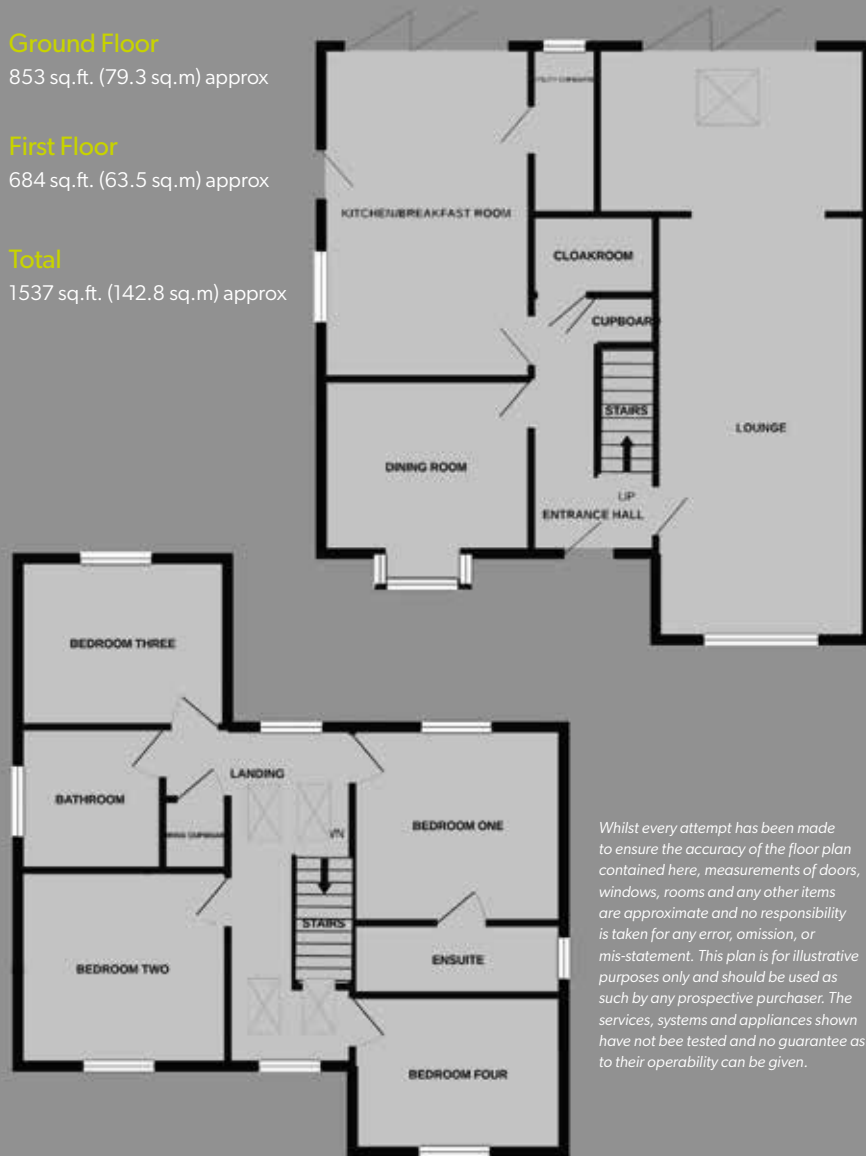
853 sq.ft. (79.3 sq.m) approx

### First Floor

684 sq.ft. (63.5 sq.m) approx

### Total

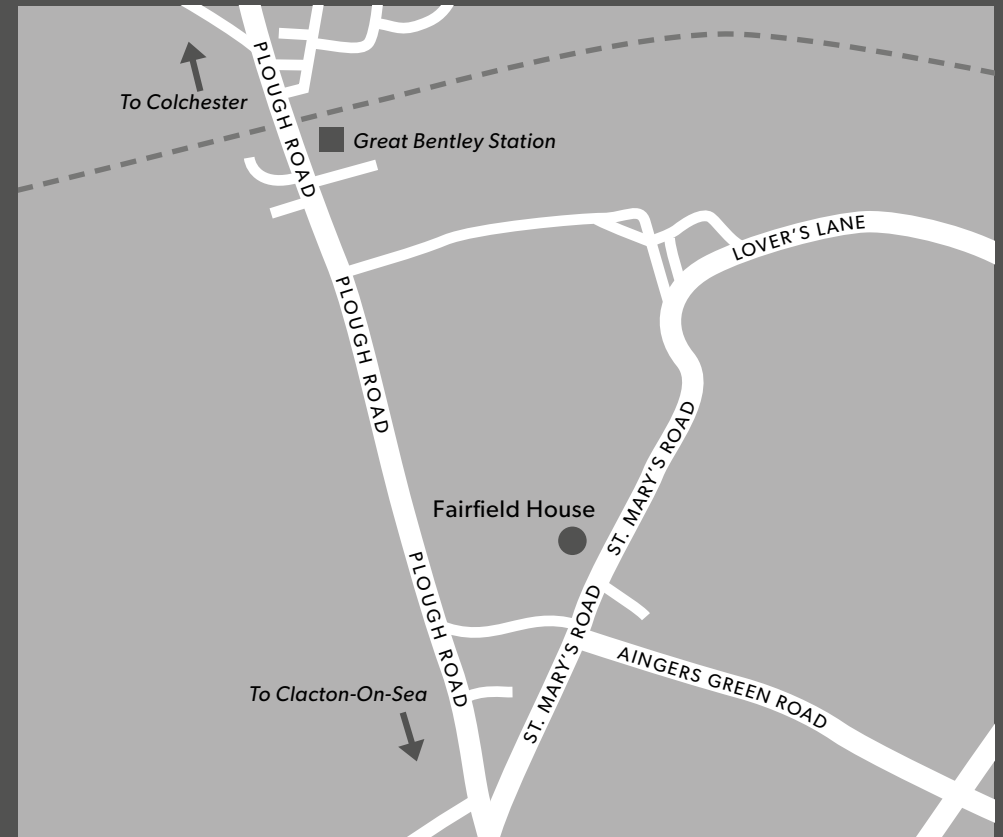
1537 sq.ft. (142.8 sq.m) approx



*Whilst every attempt has been made to ensure the accuracy of the floor plan 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 can be given.*

## LOCATION

The beautiful village of Great Bentley lies just 10 miles equidistant of Colchester and Clacton On Sea, and is reputed to have the largest village green in England at 43 Acres, providing the village with its own unique character and leisure opportunities. In the summer the green plays host to cricket matches played regularly, and other activities such as fun fares and football for all ages. This vibrant English village is blessed with a good local pub, doctors surgery, pharmacy, an excellent Primary School, a good range of independent shops including a quality butchers, hairdressers and two Churches. The mainline railway station offers regular service to London's Liverpool Street Station, making this lovely location ideal for the commuter.



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