



- Period Property
- Character and Charm
- Detached - Extended
- Five Bedrooms
- Four Receptions
- Outbuildings
- Village Location
- Spacious Throughout

## Riverside, Flag Hill, Great Bentley, Colchester, Essex. CO7 8RF.

Guide Price £585,000 to £600,000. An impressive and charming detached family home in this popular semi rural position with a wealth of original features and parts of the house dating back to the 18th Century and a fusion of modern extensions giving excellent and flexible accommodation. A wonderful feature of this property is the substantial outbuildings which offer brilliant opportunities to run a business from home or ideal for any car enthusiast. The house itself offers five first floor bedrooms and cloakroom, downstairs there is a reception hall, country kitchen, scullery with shower room, cloakroom, stylish bathroom, snug, sitting room, dining room, vaulted ceiling living room, usable cellar with lots of further potential.



# Property Details.

## Ground Floor

### Reception Hall

15' 4" x 9' 0" (4.67m x 2.74m) Windows to front and side glazed entrance door, tiled floor open to kitchen.

### Kitchen



15' 0" x 14' 8" (4.57m x 4.47m) Door to snug, door to basement, storage cupboard, open to lobby. Heavily beamed and forming the oldest part of the house rich in original features with a cottage style fitted kitchen of shaker units, granite worktops, butler sink, integrated dishwasher, heated towel rail, central island with solid wood worktop over breakfast bar seating area, range cooker with extractor.

### Lobby

With doors to cloakroom, scullery and bathroom.

### Scullery

7' 0" x 6' 0" (2.13m x 1.83m) A fully tiled room with skylight window, shower cubicle, space and plumbing for appliances with worktop over.

### Cloakroom

Enclosed cistern WC, vanity wash hand basin, tile floor and splashback, window to side.

## Bathroom



15' 4" x 7' 10" (4.67m x 2.39m) A stylish and classically fitted bathroom with obscure window to side, velux window to vaulted ceiling, tiled floor, panelled walls, freestanding claw foot bath, ceramic wash hand basin.

## Snug

12' 4" x 12' 0" (3.76m x 3.66m) Window to rear, slate tiled floor, exposed studwork, red brick fireplace with Bessemer over and inset log burner, door to:

## Sitting Room



12' 7" x 12' 0" (3.84m x 3.66m) Window to side, strip wood flooring, exposed studwork, ornate fireplace, door to:

## Dining Room

16' 6" x 11' 4" (5.03m x 3.45m) Window to rear, oak flooring, feature red brick wall, open plan to Living room.

## Living Room

16' 8" x 15' 7" (5.08m x 4.75m) Twin french doors to side, four velux windows, fitted cupboard, oak flooring, inglenook style fireplace with Bessemer and inset log burning stove.

# Property Details.

## Basement

### Cellar

11' 10" x 7' 8" (3.61m x 2.34m) A usable space offering plenty of potential.

## First Floor

### Half landing and Hall

Exposed beams and stud work with doors to.

### Cloakroom

With close coupled WC.

### Bedroom One



16' 10" x 11' 4" (5.13m x 3.45m) Window to rear, window to side, vaulted ceiling.

### Bedroom Two



13' 2" x 11' 11" (4.01m x 3.63m) Window to rear, fitted wardrobes, vaulted ceiling, exposed stud work.

### Bedroom Three

13' 1" x 8' 1" (3.99m x 2.46m) Window to rear, cast iron fireplace, vaulted ceiling.

### Bedroom Four

12' 2" x 7' 6" (3.71m x 2.29m) Window to side, exposed beams, mezzanine floor for extra space.

### Bedroom Five

12' 2" x 7' 6" (3.71m x 2.29m) Window to side, mezzanine floor for extra space, fitted sink.

## Outside

### Outbuildings

Two large outbuildings of 38'10 x 18'10 and 26'8 x 18 with inspection pit, power and light, windows and vehicle access.

### Rear Garden



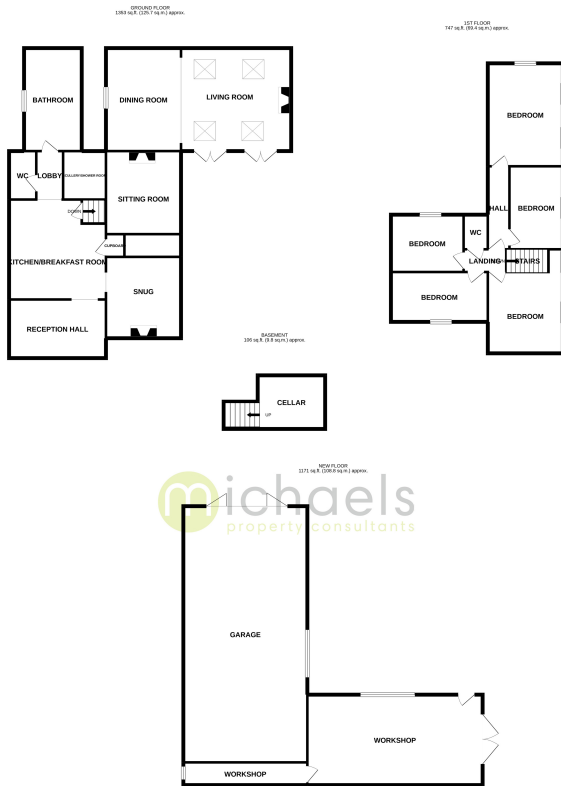
Mainly laid to lawn and enclosed, purpose built entertainment area with bar and decking area, patio area, space for outside pool.

### Outside Front

Electric gates leading to parking area and access to outbuildings.

# Property Details.

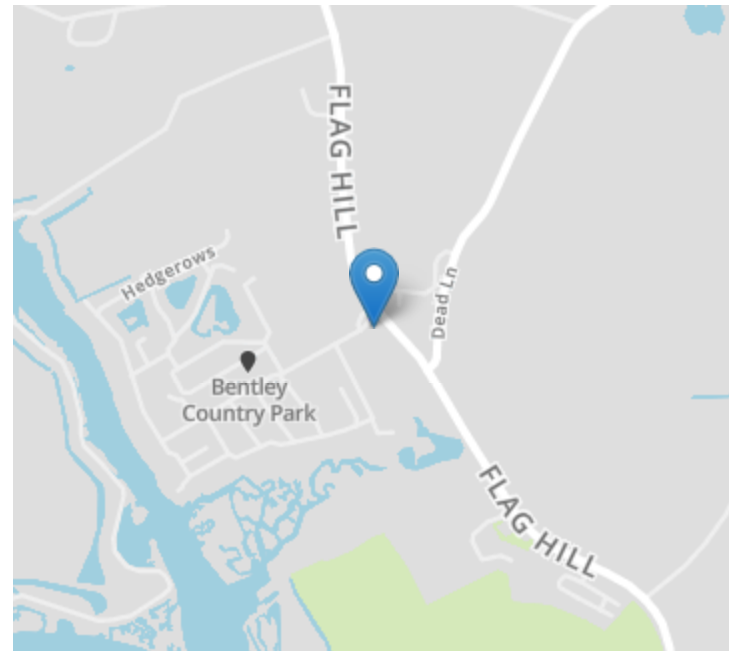
## Floorplans



TOTAL FLOOR AREA: 2200sq.ft. (204.4 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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## Location



## Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.