



- One Acre Plot
- Newly Built Home
- Outbuilding
- Village Location
- Detached
- Lots of Potential

## 15A Hill Cottages, Flag Hill, Great Bentley, Colchester, Essex. CO7 8RG.

A unique and individual new build property sitting in a generous one acre plot on the outskirts of Great Bentley with great access to mainline train station and local amenities. Needing the last few cosmetic finishes and being a blank canvas for the new owner to personalise this detached home could be ideal for a holiday let, second home or just somewhere to live in. With two double bedrooms, 25' vaulted lounge/kitchen/diner, utility room, bathroom and shower room. Outside the property is accessed down a small driveway with gated access to the plot, there is ample opportunity to create lots of off road parking and there is currently a generous outbuilding which could be stables or garaging. Chain Free.



# Property Details.

## All accommodation on one level

### Entrance hall

With doors to.

### Lounge/Kitchen/Diner



25' 4" x 22' 1" (7.72m x 6.73m) Windows to front, side and rear, French doors to rear, vaulted ceiling, door to utility room. Radiators, TV point, a fitted set of units and drawers with worktops over, inset sink and drainer, fitted oven, hob and extractor, spaces for appliances, tiled splashbacks.

### Utility Room

7' 7" x 7' 7" (2.31m x 2.31m) Door to rear, wall mounted boiler, fitted nit with worktop over, inset sink, space for appliance, door to.

### Shower Room

Corner shower, wash hand basin, close coupled WC.

### Bedroom



14' 0" x 13' 0" (4.27m x 3.96m) Windows to side and rear, radiator.

### Bedroom



12' 0" x 10' 4" (3.66m x 3.15m) Windows to front and side, radiator.

# Property Details.

## Bathroom



Window to front, panel bath, close coupled WC, pedestal wash hand basin, bidet, radiator, half tiled walls.

## Outside

### Plot



Approximately one acre in total with various trees, shrubs and plants, gated access, large pond and plenty of potential.

## Stables/Garages



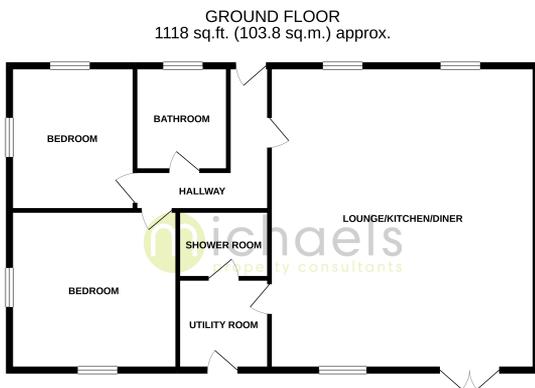
26'3" x 13'2" (8m x 4m) and 13'2" x 13'0" (4.0132m x 3.9624m) Permission to stable two horses, power connected.

### Agents Notes

Newly fitted Cesspit. The vendor advises us he is applying for a 12 month licence so the property can be used all year round (currently 8 months).

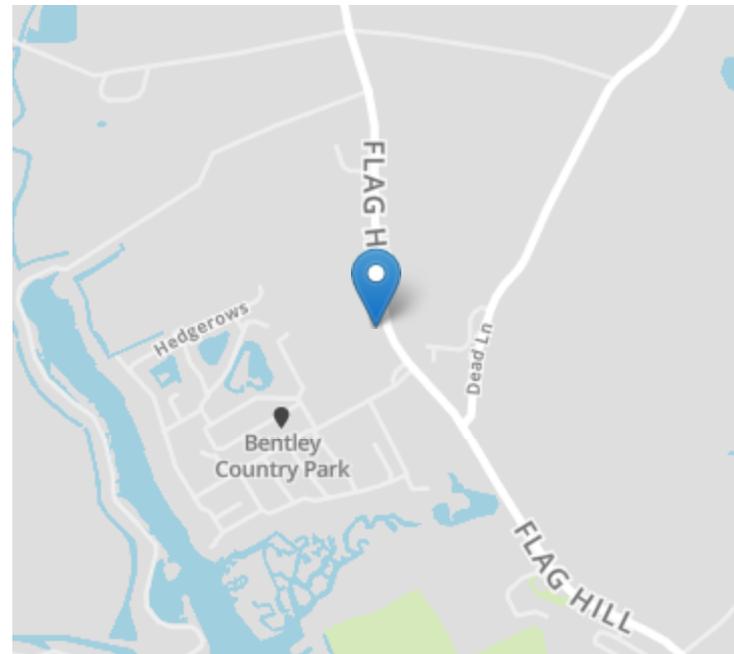
# Property Details.

## Floorplans



TOTAL FLOOR AREA: 1118 sq.ft. (103.8 sq.m.) approx.  
We do not accept any liability for errors or omissions in this floor plan. The floor plan is intended 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.  
As to the accuracy of the floor plan, we accept no liability.

## 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.