



- Outstanding Views
- Close To Station
- Charming & Characterful
- 18th Century Detached
- Outbuildings
- Planning Consent Granted
- Over 2600 sqft
- Prominent Position

The Poplars, The Green, Great Bentley, Colchester, Essex. CO7 8PJ.

Prominently positioned overlooking the village green in Great Bentley is this stunning and character filled 18th Century home. Offering versatile and substantial space of some 2600 sq ft over three floors to include five bedrooms, en-suite, family bathroom, three reception rooms, kitchen/breakfast room, utility room all filled with charm from inglenook fireplace, exposed brickwork and original beams maintained to an exceptional level. Externally there are various outbuildings offering lots more potential with the two storey barn having planning permission approved to convert to residential accommodation. The garden is a generous size with mature planting and various secluded sections including a walled vegetable garden. Please call for further information.



Property Details.

Ground Floor

Porch

With further door to.

Entrance Hall

Wood flooring, stairs to first floor and doors leading to.

Sitting Room



15' 1" x 15' 1" (4.60m x 4.60m) Two windows to front, heavily exposed studwork, redbrick fireplace with wood mantel over, brick hearth, inset log burning stove, radiator.

Dining Room



21' 1" x 11' 4" (6.43m x 3.45m) French door to garden, windows to rear, window to side, radiator.

Living Room



15' 0" x 14' 8" (4.57m x 4.47m) Two windows to front, doors to kitchen and rear lobby, heavily exposed studwork, cast iron fireplace with wood surround, radiator.

Kitchen/Breakfast Room



16' 1" x 14' 0" (4.90m x 4.27m) Windows to front and rear, wood flooring, fitted seating unit, redbrick chimney breast with inset drawers and AGA, a range of handmade kitchen units with stone worktops over, inset sink, matching eye level units, door to boot room.

Boot Room

12' 0" x 9' 8" (3.66m x 2.95m) French doors to rear, door to side, door to kitchen and door to rear lobby.

Utility Room

10' 4" x 7' 4" (3.15m x 2.24m) Window to rear, a range of fitted units and drawers with worktops over, inset butler sink, space and plumbing for appliances, matching eye level units, tiled splashbacks.

Rear Lobby

Storage cupboard, wood floor and open to entrance hall.

Cloakroom

Window to rear, low level WC, vanity wash hand basin.

Property Details.

First Floor

Landing

With stairs to Second Floor, two windows to rear, and doors to.

Bedroom



14' 9" x 12' 8" (4.50m x 3.86m) Two windows to front overlooking the green, radiator, door to en-suite and open to dressing room of 14'8 x 7'5 with wardrobes and seating area with windows overlooking the green.

En-Suite

With window to side, shower cubicle, WC, and wash hand basin.

Bedroom

14' 8" x 11' 4" (4.47m x 3.45m) Two windows to front, window to side all overlooking the green, exposed timbers, radiator.

Bedroom

11' 4" x 10' 4" (3.45m x 3.15m) Windows to rear and side, radiator.

Bathroom



11' 9" x 10' 4" (3.58m x 3.15m) Windows to rear and side, free standing claw foot bath with shower attachment, vanity wash hand basin, close coupled WC, shower cubicle, radiator, heated towel rail, half clad walls.

Second Floor

Landing

With doors to.

Bedroom

15' 0" x 11' 0" (4.57m x 3.35m) Restricted head height, Velux window, window to side, exposed studwork radiator.

Bedroom

15' 0" x 11' 0" (4.57m x 3.35m) Restricted head height, Velux window, window to side, exposed studwork radiator.

Cloakroom

Wash hand basin and WC.

Outside

Rear Garden



Mainly laid to lawn with various trees, shrubs and plants, wonderful side garden with allotment and greenhouse, various patio areas and a generous size overall.

Driveway

Access via a five bar gate and offering parking for several vehicles leading to the detached barn.

Detached Barn

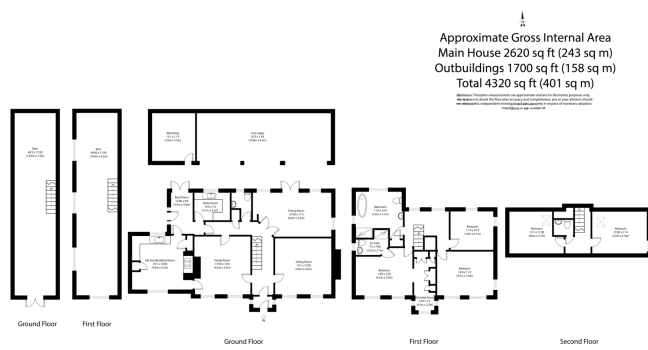
48' 0" x 11' 0" (14.63m x 3.35m) A two storey detached barn with twin doors to front, stairs inside, door to side. Offering planning permission for conversion to residential status please see the tendering planning port with REF 23/00112/FULHH for full details.

Cart Lodge

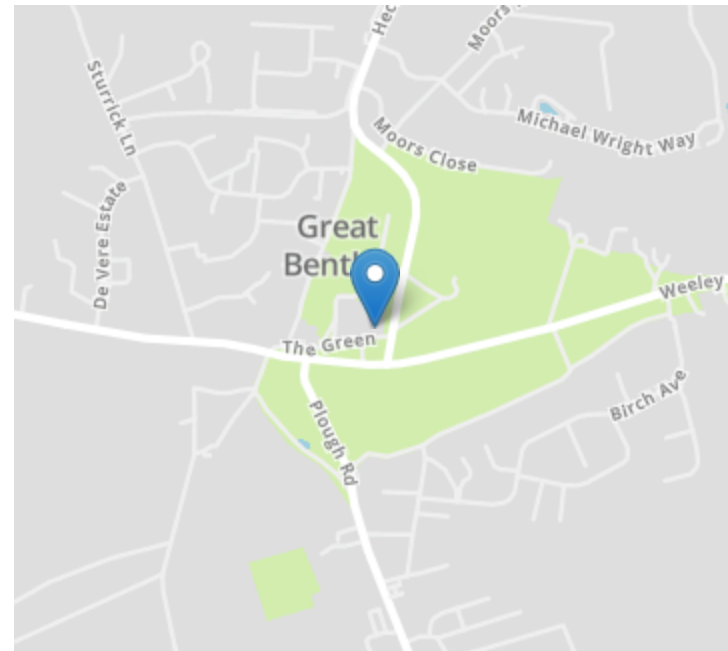
A generous space of some 35ft and offering wonderful covered entertaining space with further attached workshop.

Property Details.

Floorplans



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.