



Rock Estates



1 New Cottages, Tendring Road
Little Bentley, Colchester, CO7 8SH

Guide price £450,000



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This stunning three-bedroom semi-detached family home is tailor-made for those with a passion for horses and country living.

Upon arrival, you're greeted by ample off-road parking, ensuring convenience for both residents and guests. A detached garage offers additional storage space for equestrian gear or vehicles.

As you step inside, you're welcomed by a warm and inviting atmosphere, with spacious living areas designed for family gatherings and relaxation. The home boasts three well-appointed bedrooms, providing comfort and privacy for all family members.

The true highlight of this property is its equestrian facilities. A detached stable offers a safe and comfortable space for your beloved horse/pony, while the 0.3-acre plot provides ample room for paddock, grazing and exercise. Whether you're an experienced equestrian or just beginning your journey, this property caters to all levels of expertise.

Beyond the practicalities, the property's rural setting offers tranquility, providing the perfect backdrop for country living. Imagine waking up to the gentle sound of horses and the sight of rolling hills stretching into the distance.

With its perfect blend of comfort, functionality, and equestrian amenities, this property offers an unparalleled opportunity to embrace the equestrian lifestyle in style. Don't miss your chance to make this fantastic home yours and create unforgettable memories surrounded by the beauty of the countryside.

The property is located in the semi-rural hamlet of Little Bentley to the east of Colchester city centre, providing straightforward access to the A120 dual carriageway. The neighboring village of Thorpe-le-Soken offers primary and secondary schooling and a good range of amenities, whilst the larger town of Manningtree is also within comfortable driving distance and has a mainline railway station with direct trains to London Liverpool Street.

Guide Price £450,000 - £475,000

Entrance

Hallway
10'1" x 5'9" (3.090 x 1.777)

Lounge
17'3" x 12'10" (5.261 x 3.933)

Kitchen/Diner
19'0" x 11'3" (5.813 x 3.450)

Rear Boot Room Entrance
8'7" x 3'2" (2.619 x 0.984)





W/C
5'2" x 2'7" (1.582 x 0.799)

Master Bedroom
12'10" x 10'4" (3.925 x 3.165)

Bedroom Two
10'10" x 10'1" (3.316 x 3.083)

Bedroom Three
8'9" x 7'8" (2.676 x 2.354)

Bathroom
6'3" x 5'10" (1.929 x 1.798)

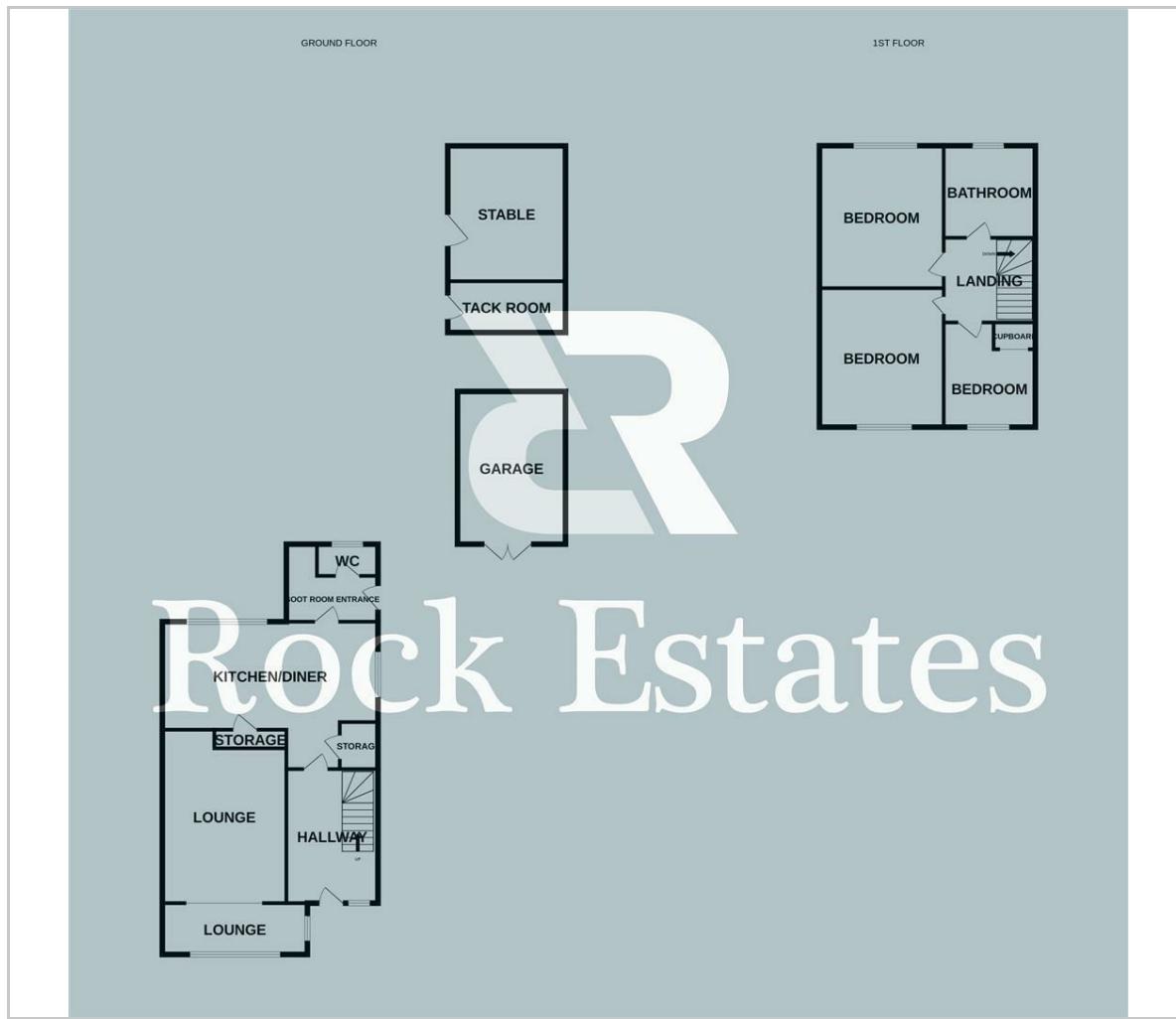
Stable
11'9" x 11'8" (3.601 x 3.565)

Tack Room
11'5" x 5'11" (3.504 x 1.828)

Detached Garage
15'11" x 8'3" (4.871 x 2.521)

Paddock & Exercise

Floor Plan



Viewing

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		99
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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