

# Grier & Partners

— LAND AND ESTATE AGENTS —





**Hadleigh Road,  
Raydon**

- 4 Bedrooms
- 2 Bathroom
- **£740,000**

Situated in the beautiful village of Raydon, this four bedroom detached family home offers spacious living on the ground floor and four double rooms on the first floor with great opportunity to modernise. The property also offers a large rear garden with paddocks behind, driveway for multiple cars and double garage.



**Notcutts,  
East Bergholt**

- 4 Bedrooms
- 2 Bathrooms
- **£585,000**



This spacious four bedroom family home, situated in a quiet corner of the village within a short walk of the Gandish Road playing fields, Oranges and Lemons and Flatford Mill. Offering a buyer an abundance of ground floor space, alongside a sizable, West facing rear garden.



**Broom Way,  
Capel St Mary**

- 4 Bedrooms
- 2 Bathrooms
- **£499,995**



Situated on the edge of the village of Capel St Mary, this four bedroom detached family house benefits from an abundance of space ideal for family life. Presented to a high standard throughout and offering separate utility and garage storage space, the property is both practical and desirable.



**Crown Street,  
Dedham**

- 2 Bedrooms
- 1 Bathrooms
- **£447,500**



This charming, two bedroom semi-detached property in the desired village of Dedham, benefitting from an abundance of living accommodation, ample off-road parking and a beautiful private garden with field views to the rear. The property also benefits from being within walking distance to all village amenities



**Askins Road,  
East Bergholt**

- 3 Bedrooms
- 2 Bathrooms
- **£585,000**



Enview, a three bedroom detached bungalow located on a quiet private road in the centre of East Bergholt within just a 10 minute walk of the village centre. The property is presented to a high standard throughout with attention to detail paid to every aspect of the build.



**The Drift,  
Capel St Mary**

- 4 Bedrooms
- 3 Bathrooms
- **£795,000**



This spacious, prominent, welcoming and modern four-bedroom family home in the village of Capel St Mary offers flexible, open plan living space that seamlessly integrates with the South facing garden. Completed in 2022 to an exceptional standard throughout with high efficiency values and features





### **Game Keepers Cottage**

- 1 Bedroom
- 1 Bathroom
- 1,512 sq ft
- **£425,000**

Comprising extensive ground floor accommodation including a large sitting room, entrance hall and kitchen-breakfast room all with 10'0 plus ceiling heights, alongside a substantial first floor bedroom, garden room and courtyard all interspersed with extensive historical features and characterful touches.



### **Owl Cottage**

- 2 Bedroom
- 1 Bathroom
- 1,688 sq ft
- **£595,000**



Explore this newly converted Grade II Listed barn, situated on the edge the village of Beaumont on the Tendring Peninsular, just a short drive from Colchester mainline station and links to London. The property offers a fantastic and interesting blend of traditional period features alongside a modern layout.



### **Partridge Cottage**

- 3 Bedroom
- 2 Bathroom
- 2,147 sq ft
- **£625,000**

This remarkable converted barn seamlessly integrates the practicality and ease of living of a modern new build within the breath taking surroundings of a grade II listed barn. Carefully attention has been paid to ensure the abundance of period features are front and centre throughout this wonderful property.



### **Shooting Lodge**

- 2 Bedroom
- 1 Bathroom
- 1,482 sq ft
- **£495,000**



Completed to an exceptional standard throughout, The Shooting Lodge offers a buyer the opportunity to enjoy a thoughtful blend of modern spacious accommodation and period touches, all within the stunning surroundings of Beaumont Barns.



**Mission Lane,  
East Bergholt**

- 6 Bedrooms
- 3 Bathrooms
- **£899,950**

A substantial village home offering six bedrooms and a large plot of just under a third of an acre. The garden takes in a Southerly aspect to the rear enjoying day long sunshine. Internally there is an abundance of flexible living space including a substantial 320 square foot kitchen-dining room overlooking the garden.



**The Street,  
Capel St Mary**

- 3 Bedrooms
- 1 Bathrooms
- **£399,995**



A delightful detached unlisted period cottage with origins, we understand, from 1770 located in a central position within the village being close to amenities. Offering three reception rooms, three bedrooms, fitted kitchen, conservatory and utility



**Chapel Close,  
Capel St Mary**

- 4 Bedrooms
- 1 Bathrooms
- **£485,000**



This beautifully presented four bedroom family home located in the centre of Capel St Mary benefits from being within walking distance to all village amenities and the local primary school. The property also benefits from an open plan Kitchen-Living-Dining Room and four large bedrooms



**East Mill Green,  
Bentley**

**SOLD STC**



situated within the charming and popular Suffolk village of Bentley this substantial property offers highly flexible accommodation to be configured as either a five bedroom detached bungalow or three bedroom bungalow with one bedroom self contained annex.



**Hazel Shrub,  
Bentley**

- 3 Bedrooms
- 2 Bathrooms
- **£799,995**



Positioned in attractively landscaped plots, with gardens, patios, dedicated garages and plenty of off-road parking, the three impressive bungalows within this development will allow residents the chance to enjoy the tranquillity of the countryside.



**Chaplin Road,  
East Bergholt**

- 3 Bedrooms
- 1 Bathroom
- **£397,500**



This 3 bedroom property on Chaplin Road offers the purchaser the opportunity to renovate and update to a purchaser's requirements in the desired village of East Bergholt. The property benefits from ample ground floor living space, three large bedrooms, large rear garden and ample off road parking to the front





**Daisy Close,  
Capel St Mary**

- 2 Bedrooms
- 1 Bathrooms
- **£260,000**

An well presented end of terrace two bedroom house.

Built approx 3 years ago (NHBC still remaining) with benefit of being within easy access, whether walking or driving, of all village amenities. Offering living room, kitchen/dining room, cloakroom, two bedrooms and family bathroom



**Sarah Rand Road,  
Hadleigh**

- 3 Bedrooms
- 2 Bathrooms
- **£320,000**



This modern, well-presented three-bedroom property benefits from a spacious ground floor with three large bedrooms and an en-suite to the main bedroom. This semi-detached property also benefits from the quiet location within the Weavers Meadow development



**The Street,  
Capel St Mary**

- 4 Bedrooms
- 2 Bathrooms
- **£410,000**



This four bedroom family home situated in the heart of the popular village of Capel St Mary, offers well laid out, flexible living space including a kitchen/breakfast room, study/playroom and sitting room on the ground floor, ample parking and four generous bedrooms on the first floor.



A charming period two-bedroom terraced cottage offering spacious accommodation and period features including exposed timbers and open fireplace with a private rear garden and off road parking. No onward chain. Viewing highly recommended.

**Upper Street,  
Layham**

- 2 Bedrooms
- 1 Bathrooms
- **£269,950**



**Plot Adjacent The  
Green, Raydon**

- Full Planning
- **£200,000**

With consent in place for a substantial 1560 square foot detached two storey house enjoying views over open fields to the rear and positioned sympathetically within the street scene of the well-regarded village of Raydon.



**London Road,  
Capel St Mary**

- 5 Bedrooms
- 2 Bathrooms
- **£745,000**



This well presented, detached, five bedroom family home situated in a convenient position in the village of Capel St Mary on a no-through road offers an abundance of space and living accommodation from the open plan 'Orwell' Kitchen-Breakfast room to the generous dining room and sitting room





**Silver Leys,  
Bentley**

- 4 Bedrooms
- 2 Bathrooms
- **£530,000**

A well presented extended detached four-bedroom bungalow located on a corner plot in the quiet village of Bentley. The property extends to approx 1722 sq.ft and benefits from two reception rooms, conservatory, fitted kitchen, utility room, first floor study/office, family bathroom, four bedrooms, shower room and private garden



**Long Meadow,  
Copdock**

- 3 Bedrooms
- 2 Bathrooms
- **£475,000**



A recently constructed contemporary style three bedroom detached property offering light and airy accommodation with impressive open plan living/dining/kitchen overlooking enclosed rear garden and field views to the rear.



**Lower Street,  
Stratford St Mary**

- 4 Bedrooms
- 1 Bathrooms
- Grade II \*
- **£535,000**



This historically significant, Grade II\* Listed, intriguing and charming village property in need of complete restoration, features include five bedrooms and an abundance of ground floor space alongside just under half an acre of garden (STS).



**Pykenham Way,  
Hadleigh**

- 3 Bedrooms
- 1 Bathrooms
- **£245,000**



This three-bedroom mid-terraced property on Pykenham Way benefits from a large sitting room, kitchen, and utility on the ground floor and three large bedrooms on the first floor. Being within walking distance from the town centre, this property is truly worth a viewing.



**Elm Estate,  
East Bergholt**

- 3 Bedrooms
- 1 Bathrooms
- Offers in the Region of **£200,000**



A great opportunity for modernization, extension and improvement (STP), this three bedroom property benefits from a generous plot within Elm Estate. With a south facing private rear garden and well spaced living accommodation, we highly recommend a viewing.



**Land off Hunters  
Chase, Dedham**

- 2.6 Acres
- **£150,000**



Strategically placed on the edge of the village of Dedham, this 2.6 acre (sts) parcel of grassland with consent for equestrian use and well defined hedge boundaries to all sides, represents an excellent opportunity to develop and enhance the land for a buyers specific uses.



**The Drift,  
Capel St Mary**

- 3 Bedrooms
- 2 Bathrooms
- **£585,000**

Take the opportunity to acquire the Final Unit available within the desirable surroundings of The Drift in Capel St Mary.

Completed with an outstanding level of craftsmanship throughout, this three bedroom detached property boasts an open plan Kitchen - Living - Dining Room



**South View Green,  
Bentley**

- 3 Bedrooms
- 1 Bathrooms
- **£425,000**



A spacious and well-appointed three-bedroom bungalow in the village of Bentley, situated on a quiet cul-de-sac with extensive parking and a private rear garden. Internally, an open plan living space and generously sized bedrooms compliment the modern kitchen and high-quality family bathroom. We highly recommend a viewing.



**Rogers Field**

- 4 Bedrooms
- 4 Bathrooms



**Rogers Field  
Annexe**

- 4 Bedrooms
- 2 Bathrooms



**Rogers Field & Annexe,  
Stubbins Lane, Holton St Mary  
Asking Price of £1,500,000**

Coming to the market soon, A four bedroom detached property with a separate detached four bedroom Annexe bungalow, all within a circa 1.5 acre plot. This property is highly worth a viewing.



**RENTALS**

**Orvis Lane,  
East Bergholt**

- 2 Bedrooms
- 1 Bathrooms
- **£1,650 pcm**

**Walnut Tree House,  
Copdock**

- 5 bedrooms
- 3 bathrooms
- **£3,500 pcm**



A three bedroomed part furnished property in the highly desirable village of East Bergholt, available on a short term basis of six to 9 months. Ample parking, large garden. NO PETS.



This recently refurbished, generously proportioned five bedroom family home enjoys a private, rural position with ample garden overlooking fields to the rear, an abundance of ground floor living space including an open plan Kitchen/ Dining Room and five double bedrooms on the first floor



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