
Aubrey Close
£2,500 per month
HERITAGE

A well-presented four-bedroom detached home offering approximately 1,659 sq. ft. of accommodation, with three bath/shower rooms, a stylish kitchen/breakfast room, separate reception rooms, garage, garden room/office and a rear garden backing onto Colne Valley Golf Course. The property is also within walking distance of the centre of Earls Colne.

Features

- Four bedrooms
- Three bath/shower rooms
- Kitchen/breakfast room
- Separate sitting room
- Dining room
- Utility room
- Garage and driveway
- Garden room/office
- Golf course backdrop
- Walk to village centre

Description

This modern detached home offers generous and well-balanced accommodation, arranged over two floors and suited to modern family living. The property is set within an attractive residential position, with the rear garden backing onto the Colne Valley Golf Course, while also being conveniently placed within walking distance of the centre of Earls Colne and its range of shops, cafés, schooling and everyday amenities.

The front door opens into a welcoming entrance hall with stairs rising to the first floor and access to the principal ground floor rooms. To the front of the house is a separate dining room, offering a useful formal reception space or potential study/playroom depending on requirements. There is also a ground floor cloakroom positioned off the hall.

The sitting room is a comfortable, well-proportioned reception room with French doors opening to the garden, creating a good connection between the house and outside space.

To the rear is a spacious kitchen/breakfast room, fitted with a range of modern units and integrated appliances, together with ample space for dining. The room enjoys plenty of natural light, with doors opening directly to the rear garden. A central island provides additional worktop space and informal seating, making this an ideal everyday family space. A separate utility room sits just off the kitchen, providing further storage and laundry space.

On the first floor, the landing gives access to four bedrooms and the family bathroom. The principal bedroom is a particularly generous room, complete with fitted wardrobes and its own en-suite shower room. A second double bedroom also benefits from an en-suite, making it ideal for guests or older children. There are two further bedrooms, both served by the family bathroom.

Outside, the property has a driveway and garage. The rear garden is mainly laid to lawn, with a patio area adjoining the house and a pleasant outlook towards the adjoining golf course. To the rear of the plot is a separate garden room/office, offering a versatile space for home working, hobbies or a quiet retreat away from the main house.

Earls Colne is a well-served and historic village with a range of local amenities including shops, cafés, pubs, schooling and countryside walks. The property is within walking distance of the village centre, while the adjoining Colne Valley Golf Course provides an attractive green backdrop.















Accommodation

Entrance Hallway

2.9m x 4.1m

Cloakroom

Dining Room

3.0m x 3.2m

Sitting Room

3.4m x 5.1m

Utility Room

2.2m x 1.9m

Kitchen/Breakfast Room

4.3m x 5.2m

Landing

4.0m x 4.2m

Principal Bedroom

4.3m x 4.6m

En-Suite

1.2m x 2.6m

Bedroom

3.0m x 4.3m

En-Suite

1.3m x 2.7m

Bedroom

3.4m x 2.8m

Bedroom

3.4m x 2.2m

Family Bathroom

2.9m x 1.8m

Garage

3.3m x 7.2m

Garden Room/Office

2.8m x 3.1m

Local Authority

Braintree District Council

Location

Earls Colne, set in the scenic Colne Valley, is a charming village that perfectly blends rural tranquillity with modern amenities. Surrounded by lush woodlands and the River Colne, it offers beautiful walking trails, cycling routes, and outdoor spaces for nature lovers. The Colne Valley Golf Club and nearby Chalkney Woods provide additional recreational opportunities.

The village has a well-equipped high street with independent shops, cafes, a Co-op, and essential services like a post office and pharmacy. There's a strong community spirit, with clubs, societies, and a busy village hall hosting events year-round.

Families will appreciate the highly regarded Earls Colne Primary School, while nearby secondary schools like The Ramsey Academy and Honywood School offer excellent education options.

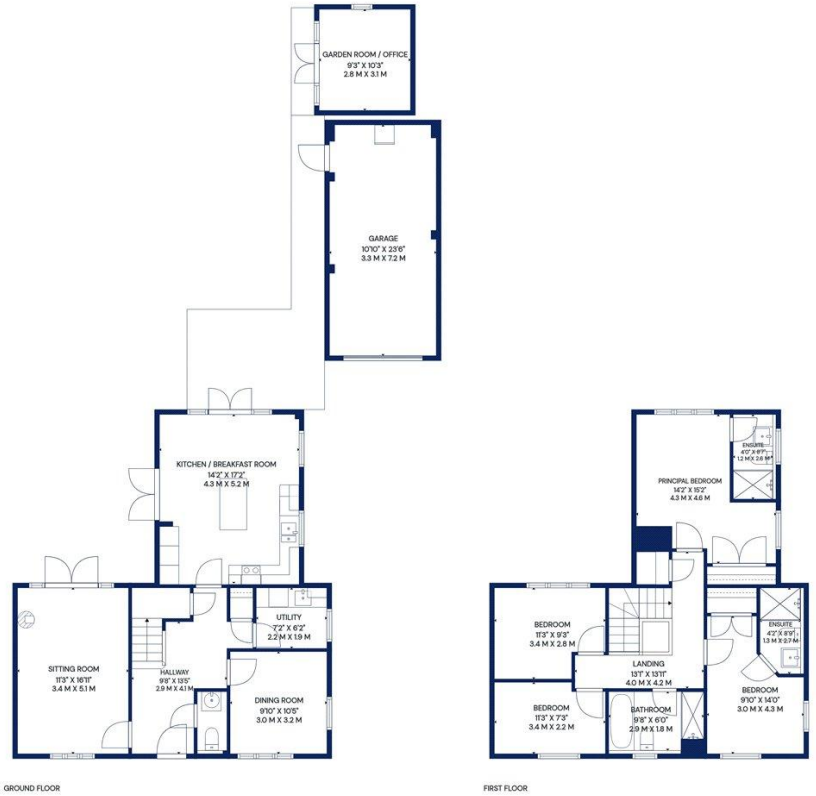
With its stunning surroundings, vibrant community, and convenient amenities, Earls Colne is a delightful place to call home.

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Total: 1659 sq. Ft, 155 m2
Ground Floor: 877 sq. Ft, 82 M2, First Floor: 782 sq. Ft, 73 m2
Excluded Areas: Garage: 255 sq. Ft, 24 M2

These Plans Are For Illustrative Purposes Only. All Measurements Are Approximate And No Responsibility Is Taken For Errors. They Should Not Be Relied Upon For Valuation Or Construction. Purchasers Should Make Their Own Inquiries And Inspections Before Making Decisions.

Important Notice: These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.





