



**Plot 7 Parsonage Court Brook Road, Colchester, CO6 1JG**  
**£325,000**



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## The setting

Parsonage Court is an elegant collection of homes boasting a combination of classic and contemporary features.

Each home will be finished to a very high specification inside and out, with careful consideration given to every property detail as well as the tasteful landscaping around the development – ensuring it complements the stunning nearby surroundings.

## Some more information

Granville Developments and Baker Estates are proud to present this fantastic collection of homes. Meticulously designed and carefully-constructed, it is a selection of traditionally inspired properties with all the contemporary comforts and convenience you would expect from a high-quality new home.

Located in Great Tey, one of Colchester District's most desirable villages, it comprises a range of two three and four bedroom homes, with layouts suited to a wide range of home buyers. Every home comes with a garage and off-road parking - and they enjoy views over the open-fields to the rear of the collection.

Inside, you'll find all the sought-after features that Granville are well-known for providing, beautifully appointed kitchens complete with sleek work surfaces and the latest appliances, bathrooms furnished with stylish sanitary ware and modern fittings, lighting and accessories throughout.

Whether you're buying your first home, looking for the perfect base to commute from, ready to grow a young family, or thinking of downsizing to somewhere in the countryside, Parsonage Court is an ideal choice for a subtle change of pace and a more balanced lifestyle.

## Your home, your choice!

Granville Developments offer their purchasers the opportunity to personalise their new home including a choice of kitchen units from their standard range, tiling to the first floor bathroom and en-suite, all subject to build stage. Granville Developments offer this to all 'from plan' purchasers giving you the opportunity to create the perfect family home, finished to be as unique as you

are. (All personal choices are subject to build stage and are subject to change). Please check with Baker Estates at the point of enquiry what choices are available.

## Location

Set in the peaceful village of Great Tey, Parsonage Court not only enjoys a tranquil position, it also connects you effortlessly with the local area and the rest of Essex.

The nearby communities of Coggeshall, Colchester and Halstead are all within easy reach and have everything for your immediate daily needs – plus – Parsonage Court is also perfectly positioned for the convenience of Stanway's vibrant Tollgate shopping and business park which is just five miles away from home. It is a thriving retail and leisure development, with an ever-growing selection of pubs, quality restaurants, brand stores, gyms and services, as well as one of the largest Sainsbury's supermarkets in the region.

Further retail and leisure opportunities are within easy reach at bustling Braintree and historic Colchester, eight and ten miles away respectively. Both towns host busy shopping centres featuring high-street chains, household brands and renowned eateries, with Braintree's hugely popular Freeport "Village" well worth a visit.

With the A120 right on your doorstep there is excellent access to the A12, Chelmsford and London – and the the iconic beauty of the Essex and Suffolk coastlines can be reached with ease. The A120 also offers fast routes to the M11, Stansted Airport and Cambridge, bringing international travel and world famous culture travel within your reach.

Whether you are travelling for work or leisure, the mainline train station at Marks Tey offers regular services in either direction to London, Ipswich and all destinations in between. The station has been modernised in recent years, with improved passenger facilities and plenty of parking on site.

Parsonage Court is a rural retreat away from everyday life – for those who want the tranquility of the countryside alongside the convenience of well-connected modern living.

Tel: 01376574599

### **Living Room**

19'7" x 9'2" (5.97m x 2.79m)

### **Kitchen/Dining**

19'7" x 8'5" (5.97m x 2.57m)

### **Cloakroom**

5'4" x 3'7" (1.63m x 1.09m )

### **Bedroom One**

11'3" x 9'3" (3.43m x 2.82m)

### **En-suite**

8'1" x 4'0" (2.46m x 1.22m)

### **Bedroom Two**

12'4" x 12'2" (3.76m x 3.71m)

### **Bathroom**

7'1" x 5'7" (2.16m x 1.70m)

### **Agents Note**

In accordance with Section 21 of the Estate Agents Act, A director or employee of Baker Estates is also a shareholder of Granville Developments. All negotiations will be carried out in accordance with section 21 of the Estate Agency Act.

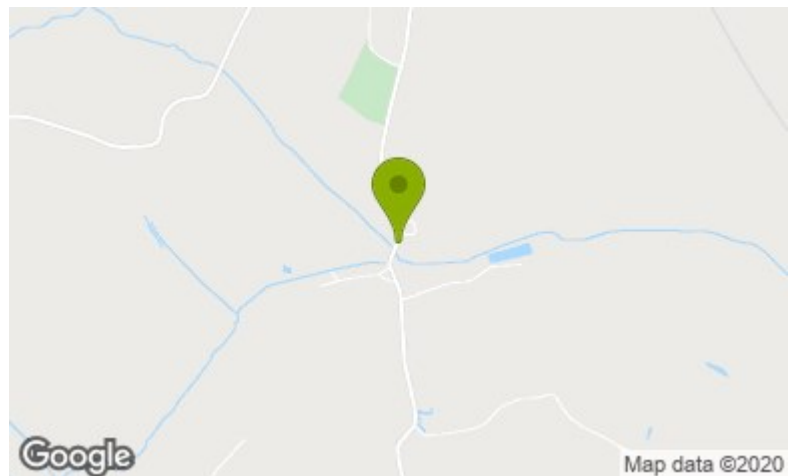
Parsonage Court is the most recent development from Granville

- a name synonymous with outstanding new homes throughout the area. Its is a charming, carefully-designed collection of fifteen high-quality homes set against a beautiful countryside backdrop.



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

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.