



I Martins Farmhouse  
Church Lane | Bulphan | RM14 3TS









# STEP INSIDE

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Introducing this newly built Five Bedroom Detached Individual Executive Family Home, offering an impressive floor area of 3,207 square feet, providing ample space for a growing family. Nestled on approximately 0.5 of an acre, the property boasts not only an expansive land but also the advantage of 2 separate title deeds, potentially allowing for the addition of a further building plot or additional outbuildings (subject to planning permission).

Upon approaching the property, you'll be greeted by an automated entrance gate, seamlessly combining convenience and security, ensuring your peace of mind. Additionally, the house features a detached garage with an automated door, providing secure parking for your vehicles, ensuring both protection and ease of access.

Safety remains a top priority in this exceptional home, as evidenced by the comprehensive 8 camera security and alarm system, ensuring vigilant surveillance. For further peace of mind, wired smoke alarms are thoughtfully installed throughout the property, ensuring the utmost safety for you and your family.

Experience unparalleled comfort and luxury within the abode, with the indulgence of ground floor underfloor heating creating a cozy and inviting atmosphere. The centrepiece of the home, the bespoke kitchen, showcases exquisite stone worktops and is equipped with top-of-the-line Neff appliances, including a Fisher & Paykel double fridge freezer, offering ample storage for groceries. The addition of a Quooker flex tap provides instant hot water for your convenience, while a wine cooler awaits your collection, perfect for entertaining guests with a touch of sophistication.

The en-suite and bathroom are adorned with elegant Villeroy & Boch vanity units, adding an extra layer of refinement to your daily routines. Embrace the ultimate indulgence with the Grohe rain showers, providing a spa-like bathing experience that allows you to unwind and relax in luxurious comfort.

Embracing modern living, the property is equipped with a smart home heating system, enabling you to control the temperature from the convenience of your smartphone or connected devices. This smart integration ensures optimal comfort while promoting energy efficiency, contributing to a sustainable and eco-friendly lifestyle.

For those who value connectivity and entertainment, the property offers TV and hard-wired internet connection points, seamlessly integrating your preferred entertainment systems and granting high-speed internet access for all your digital needs.

In conclusion, this Five Bedroom Detached Individual Executive Family Home truly offers a harmonious combination of space, luxury, and contemporary features. With its expansive floor area, automated entrance gate, comprehensive security systems, ground floor underfloor heating, high-quality kitchen appliances, and smart home technology, it presents itself as an ideal choice for those seeking a comfortable and modern living space to call their own.



# STEP OUTSIDE

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Church Lane in Bulphan is a charming and picturesque road located in the village of Bulphan in Essex, England. It is a predominantly residential area with a mix of traditional houses and cottages.

The lane is surrounded by beautiful countryside, offering stunning views of rolling hills, fields, and meadows. It is lined with trees and hedgerows, adding to its natural appeal.

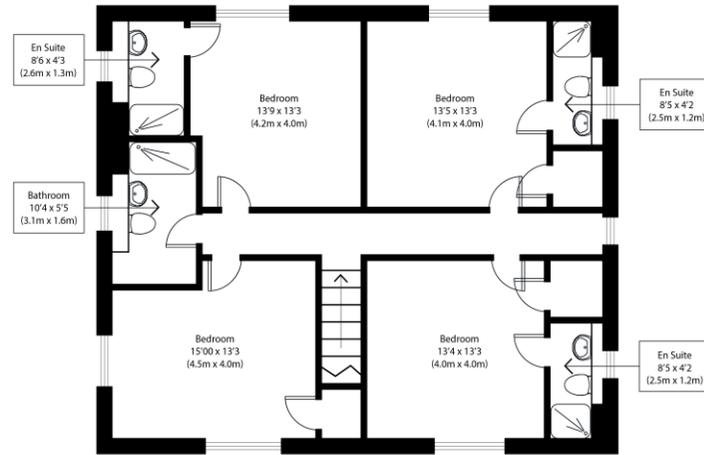
At the heart of Church Lane is the St. Mary the Virgin Church, a historic and prominent feature of the area. This beautiful church dates back to the 12th century and is known for its architectural beauty and historical significance.

The lane itself is relatively quiet and peaceful, offering a tranquil atmosphere. It is a popular spot for leisurely walks and bike rides, allowing residents and visitors to enjoy the surrounding nature.

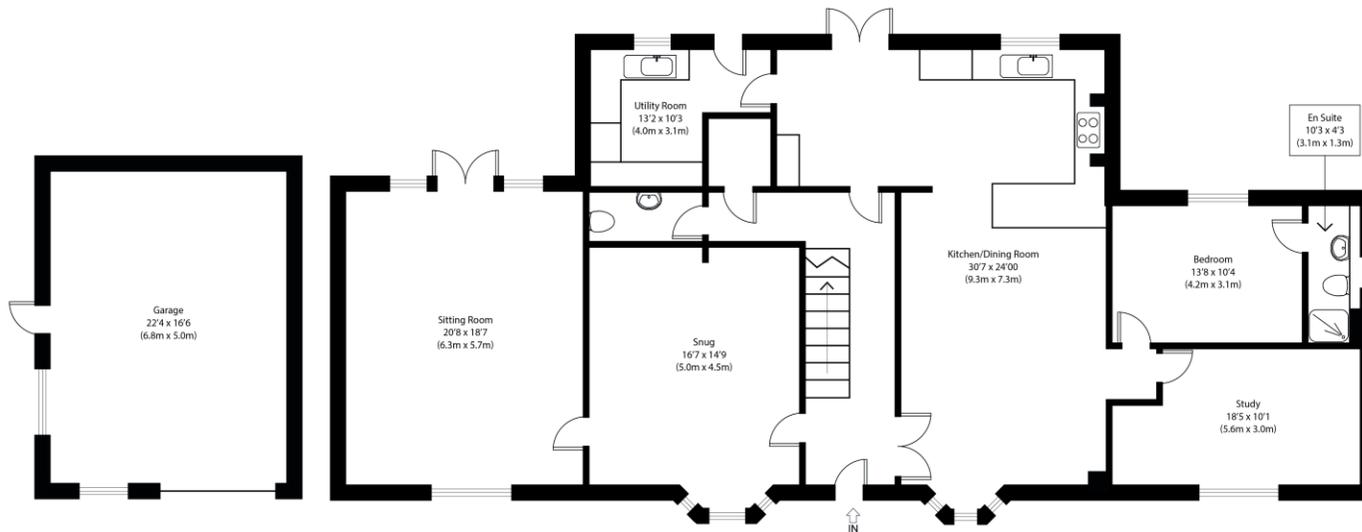
Overall, Church Lane in Bulphan is a picturesque and serene location that captures the essence of rural England.

Approximate Gross Internal Area  
 Main House 3085 sq ft (287 sq m)  
 Garage 375 sq ft (35 sq m)  
 Total 3460 sq ft (321 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.cdnphoto.co.uk



First Floor



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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2020 Fine & Country Ltd.





Fine & Country Colchester  
Tel: +44 01206 878155  
colchester@fineandcountry.com  
60 Caelum Drive, Colchester, Essex, CO2 8FP