



## 2 bedroom Semi-Detached House located in Great Bentley.

Guide Price  
£240,000 - £260,000

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ESTATE AGENTS

# Flag Hill Great Bentley Colchester CO7 8RG

## FULL DESCRIPTION

### OVERVIEW

\*\*\*GUIDE PRICE £240,000 TO £260,000\*\*\*

Hill Cottage is a charming two-bedroom character home with a modern kitchen and bathroom, a versatile loft room, and a lovely garden that's mainly laid to lawn with a patio and backs onto fields, an ideal opportunity for first time buyers or investors. Set on Flag Hill in the peaceful rural village of Great Bentley, the property offers easy access to Great Bentley railway station (approx. 1.9 miles) and nearby amenities.

### STEP INSIDE

Approaching Hill Cottage on Flag Hill, you step into the welcoming lounge measuring 10'0" x 11'10" (3.05m x 3.60m), where a beautiful ornate cast iron fireplace with surround creates an inviting focal point, complemented by warm wooden flooring that continues throughout the ground floor.

Moving through to the dining room-9'9" x 11'5" (2.98m x 3.47m)-the space feels perfectly suited for family meals or entertaining, flowing naturally into the charming kitchen at the rear. The kitchen, measuring 9'0" x 7'11" (2.76m x 2.42m), features classic shaker style cabinetry, wooden countertops, and matching flooring, with direct access to the stunning, well established rear garden-an idyllic and mature outdoor haven.

Returning inside and ascending to the first floor, you arrive at the generous main bedroom, an impressive 15'7" x 10'1" (4.75m x 3.07m), filled with natural light. The second bedroom, 11'1" x 9'11" (3.38m x 3.02m), enjoys views across the garden, while the modern and stylish bathroom-9'0" x 8'0" (2.76m x 2.45m)-adds further comfort with contemporary finishes.

A further staircase leads to the superb loft room, measuring 15'10" x 10'9" (4.83m x 3.28m), offering an excellent versatile space ideal as a home office, studio, or occasional guest room. The blend of character features, thoughtful layout, and beautifully maintained garden make Hill Cottage a truly charming and well-appointed home.

### STEP OUTSIDE

Outside, the garden is a true highlight: mainly laid to lawn, well established with mature planting, and featuring a patio area perfect for outdoor dining, all set against the idyllic backdrop of fields, providing a wonderful sense of privacy and countryside tranquillity. The property also benefits from off-road parking.

### THE LOCATION

Flag Hill is positioned in the peaceful rural village of Great Bentley, within the Tendring district, offering a quiet countryside setting. The location benefits from excellent transport links, with Great Bentley railway station around 1.9 miles away, providing convenient connections, including services toward London. Local amenities are within easy reach, with nearby schools, GP services, and shops serving the surrounding



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## FLOORPLAN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## DIRECTIONS

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