



EH

EXQUISITE
HOME

PERFECTLY PLACED

In north-eastern Essex is the city generally believed to be Britain's first, Colchester. The A12 runs past connecting it to London fifty miles to the southwest and northwards towards Ipswich and Lowestoft. Stansted airport is only thirty miles away and the bustling port of Harwich twenty. Regular fast trains to London Liverpool Street run south from Colchester and north to Ipswich making it particularly well connected to the rest of the country. One can be in London in fifty minutes. Eleventh century Colchester Castle was built on the site of an earlier Roman temple and the medieval ruins of St Botolph's Priory and the Abbey of St John the Baptist can still be seen. One of its most interesting parts is the Dutch Quarter near the city centre, with most of its buildings dating back to Tudor times. There are a number of museums, art galleries, two theatres, an arts centre, sports facilities, schools, shops, cafés and restaurants and Colchester is a fast-growing, vibrant community. To the south of the city, unspoilt open countryside runs down to the marshes and estuary around the Colne, emptying out into the Blackwater.





Within walking distance of the centre of Colchester is Lexden, a prestigious area largely populated by Georgian, Victorian and Edwardian homes, it's a vibrant area with independent shops, cafés and pubs. Built in 1905, standing well back from the road with an impressive frontage, plenty of garaging and a spacious gravelled drive sits this handsome Edwardian family home. The present owners bought it in 2009 when it was a four bedroomed property with a separate and largely derelict coach house. As soon as they saw it, they fell in love with the space and transformed it into the contemporary, versatile home it is today. They connected the two properties, took the coach house back to its bare bones and built a double storey extension incorporating the two. The house has been redecorated, rewired and re-plumbed and had a new kitchen and bathrooms put in. The large and elegant porch with its double doors leads into the outer hallway with Parquet flooring, built in cupboards and a room which has been variously used as a study or snug, this then leads to the inner hallway. Steps lead down to the cellar which has been plastered and given a permanent floor. It is currently used as two storage rooms, but if desired, it could be transformed into a games room, hobby room or wine store. The hallways are floored in parquet and the whole house is painted in a calm, neutral palette.

Leading off the inner hallway and looking out over the beautiful south facing garden is the study, filled with natural light and ideal for anyone who works from home. Next door is the magnificent lounge with its huge bay window, stone fireplace with wood burner and unparalleled views of the rear garden. There are built in shelves on the alcoves on either side of the fireplace and this room has been the scene of many happy family gatherings and Christmases over the years. The previous owners had the windows lowered to give an even better view of the garden and natural light pours in all year round. As you continue down the hall to the right, there is a useful separate TV lounge which is ideal for family time. Through double doors, this then leads into the stunning open plan kitchen/breakfast room which has been carefully designed for keen cooks who love to entertain. This thoughtfully planned space with double height atrium has everything to hand. With its porcelain floor tiles, two double pantry cupboards, white granite worktops, vaulted ceiling, an island with integrated wine fridge, induction hob and industrial extractor hood, two integrated dishwashers, electric oven, steam oven, warming tray, microwave and double fridge/freezer, integrated seating area and incorporated wooden chopping board, plus bi-fold doors on to the porcelain tiled patio outside, this kitchen is beautifully appointed and ideal for both formal and informal entertaining. Next door is the second kitchen/utility room with sink, hob, integrated dishwasher and plumbing for a washing machine and tumble dryer. The owners created separate access through to the integrated garage which has power and light and is double height with a vaulted ceiling. There is also an integrated sound system in the kitchen, bedrooms, master en-suite bathroom and lounge.



Beautifully Appointed



“...the magnificent lounge with its huge bay window, stone fireplace with wood burner and unparalleled views of the rear garden...”



Versatile Accomodation...

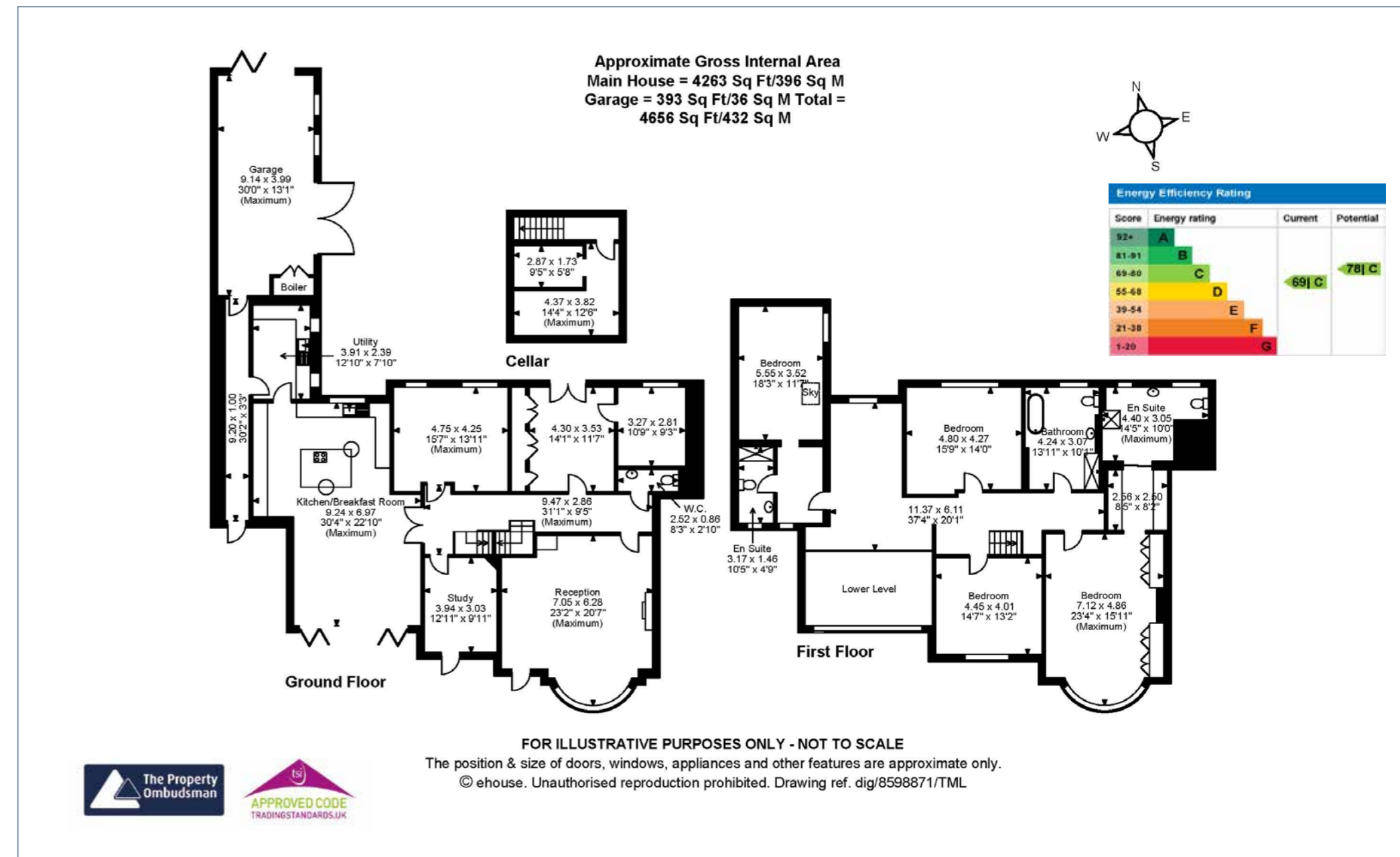
The light, well planned and spacious accommodation continues on the first floor. The galleried landing is unusually spacious and could, if desired, be turned into a fifth bedroom. The principal bedroom has a large bay window, walk in wardrobe and a step down to a sleek, contemporary en suite shower room with chrome towel heater. The stunning four piece family bathroom has a jacuzzi bath, walk in shower and chrome towel heater. There are two further double bedrooms close to the family bathroom, and a fourth bedroom with a skylight and sleek en suite shower room.



LOCATION

Sitting within a large plot of 0.66 acres the beautiful mature garden has a large terrace and is mainly laid to lawn, planted up with a multiplicity of shrubs, perennials and bushes. There are several trees including two apple, evergreens and the whole space is absolutely charming, ideal for summer entertaining.

Colchester offers a wide range of recreational and shopping amenities and some of the best educational facilities in the UK, including two grammar schools, making the area very popular for families. Within walking distance of the property further independent schools can be found; Oxford House, Colchester High School, St Mary's Senior School for Girls and, as previously mentioned, Colchester Royal Grammar School and Colchester County High School for Girls. There are also several excellent state schools within the immediate area. There are a good range of health clubs and gyms (including Banantynes and David Lloyd health clubs) and two fantastic golf clubs within a few miles, namely Colchester Golf Club and Lexden Golf Club.



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only 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 must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



Regional Office: Exquisite Home, Valley Lane, Wherstead, Ipswich, Suffolk, IP9 2AX
T +44(0)3455 651681 E enquiries@exquisitehome.co.uk

Exquisite Home, Sumpter House, 8 Station Road, Histon, Cambridge CB24 9LQ
T +44(0)3455 651681 E enquiries@exquisitehome.co.uk