

oakheart

£1,500,000

Offers In Excess Of  
Fitzwalter Road, Lexden

Introducing a luxurious 5-bedroom detached property, situated in the highly sought-after area of Lexden. This stunning property is the epitome of luxury living, boasting an array of impressive features that will take your breath away.

As you enter the property, you are welcomed by a spacious and bright hallway that leads to the heart of the home. The open-plan living area is the perfect space for entertaining and relaxing, with ample room for a large dining table, comfortable seating and a modern, fully-equipped kitchen. Large windows and glass doors open up to the beautifully landscaped garden, allowing natural light to flow in, and creating a warm and inviting atmosphere. A further inviting living room and formal dining room complete the space and give a diversity of living and accommodation. A utility room is found off the kitchen with direct

access to the rear garden, also a fully equipped 5-piece shower room is found on the ground floor, with a further W/C

The property features five generously sized bedrooms, two benefitting from their own en-suite bathroom. The master bedroom also benefits from built-in wardrobes with Juliet balcony overlooking the rear garden. The owners have really brought the property to life and has been re-designed to the highest standards, with quality finishes and attention to detail throughout. Other notable features include underfloor heating, air conditioning, and a garage.

Externally the outdoor pool and patio area provide the perfect place to unwind and soak up the sun, with ample space for lounging and entertaining. The pool

is surrounded by lush greenery, offering a sense of tranquillity and privacy.

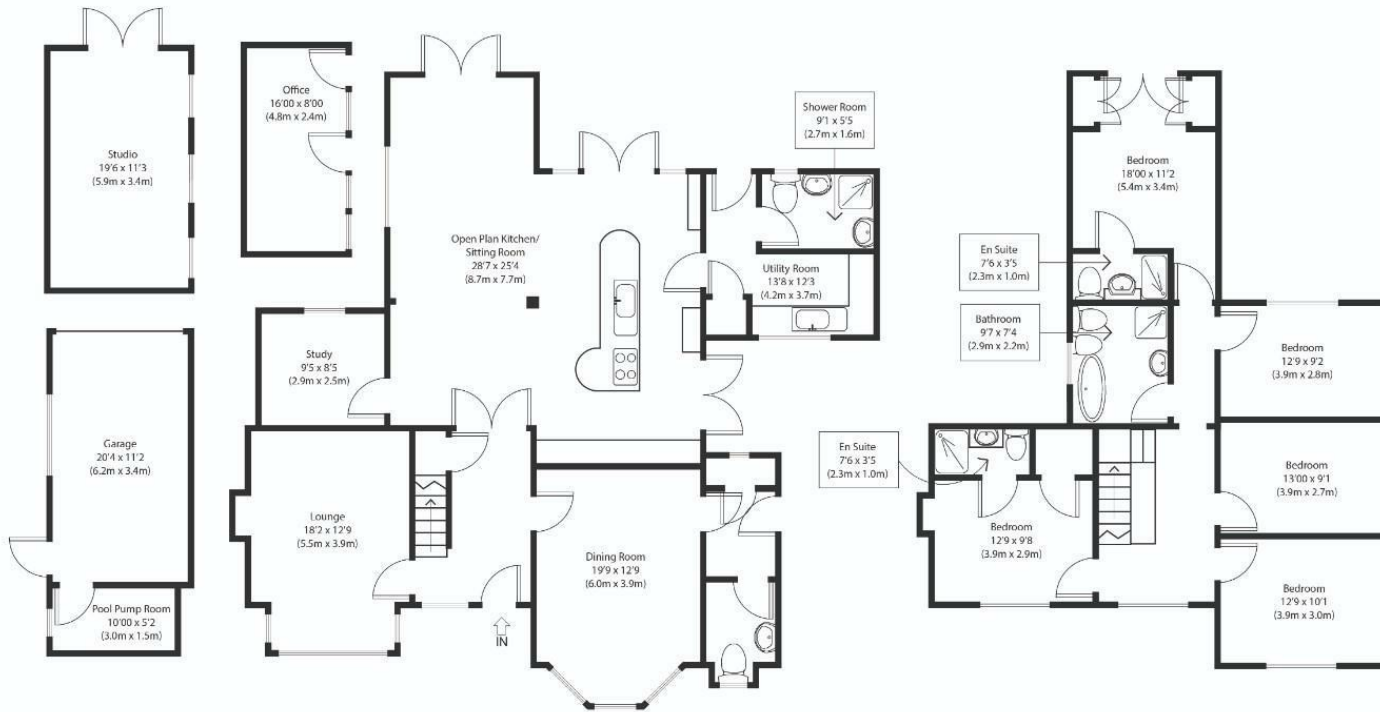
In the valuer's opinion, this property is the perfect home for those who appreciate the finer things in life and want to live in a beautiful, tranquil environment while still being close to all that Colchester has to offer. It offers a rare opportunity to own a truly exceptional property in an exclusive location











Ground Floor

First Floor

Approximate Gross Internal Area  
 Main House 2550 sq ft (237 sq m)  
 Outbuildings 530 sq ft (49 sq m)  
 Total 3080 sq ft (286 sq m)

Disclaimer: Plans and measurements are approximate and are for illustrative purposes only. We do not warrant, endorse, or assume any liability for the accuracy of the information provided. For more information, please contact your local estate agent or solicitor. Copyright: www.oakheart.co.uk



**Local Authority:**  
Colchester

**Tenure:**  
Freehold

**Council Tax Band:**  
G

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>			<b>71</b>
(55-68) <b>D</b>		<b>58</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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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