



NP NICHOLAS
PERCIVAL

To Let. £4,000 PCM

Jeveck, Chapel Road, Langham CO6 5NY



To Let £4000 PCM available from 3rd July 2025

EPC C73 | Colchester Borough Council Tax Band G
Deposit £4,615 | Holding Deposit £923

Please note the rental price is inclusive of a gardener and swimming pool maintenance as required during the summer season.

A holding deposit of one month's rent will be required to secure the property, for further details please contact the office direct.

A stunning five-bedroom executive family home set in landscaped gardens with swimming pool and summer house. Drawing room, study, family room, kitchen/diner, five bedrooms, family bathroom, two en-suites. Garaging for multiple cars and workshop.

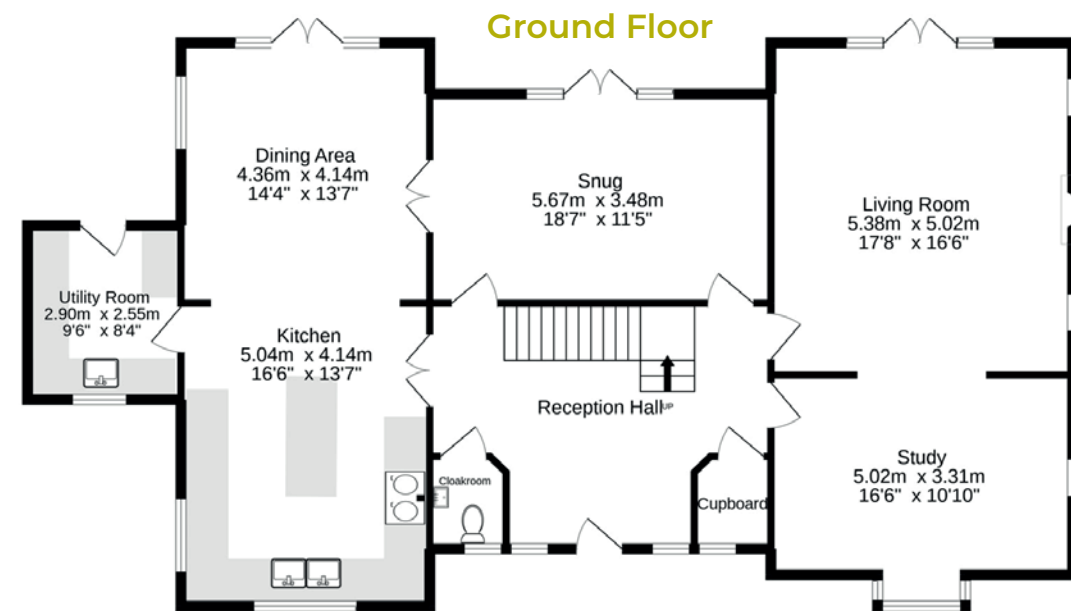
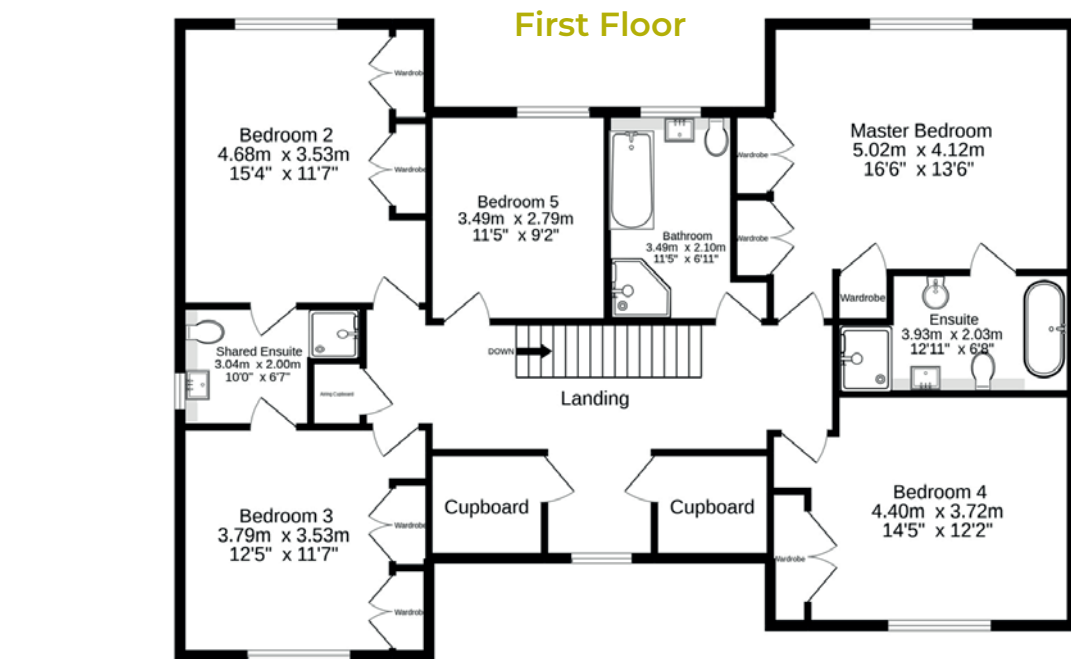
An oak framed storm porch with solid oak front door leads you into the spacious hallway with gallery landing and staircase. The hallway provides access to all rooms including living room, study, snug, kitchen/diner and cloakroom. To the right-hand side of the hallway is the living room with patio doors to the rear, neutral decoration and carpet with feature fireplace and woodburning stove.

The drawing room is open plan to the study at the other end of the room and offers built in bookshelves and window seat. To the left-hand side of the hallway is the kitchen/dining room. The kitchen is a bespoke handmade wooden shaker style with granite worktops, butlers sink and feature fireplace surround with black electric AGA (eR7 100). The kitchen also benefits from induction hob, electric oven, dishwasher and Fisher and Paykel fridge/freezer. The kitchen is open plan to the dining room with patio doors to the garden and double doors leading through to the family room. The utility room completes the kitchen area and has a range of shaker style wall and base units, along with sink and space for various appliances.

The gallery landing is spacious with a number of storage cupboards and provides access to the five bedrooms and family bathroom. The master bedroom offers fitted wardrobes and has its own bespoke en-suite bathroom, with shower, bath, vanity basin and bidet. Bedroom two is a further double with fitted wardrobes. Bedrooms three and four are doubles with fitted wardrobes and have the benefit of a shared en-suite shower room. The final bedroom is a large single. The family bathroom is again of a bespoke design offering shower, bath, WC and vanity basin.







Total Approximate Floor Area: 2902 SqFt (269.6 SqMt)
Ground: 1444 SqFt (134.2 SqMt) | **First:** 1458 SqFt (135.4 SqMt)

Illustration for identification purposes only. Measurements are approximate and not to scale.





Viewing is strictly by appointment with the Sole Letting Agents.



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Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

Digitally enhanced photos taken Summer 2022.

Our particulars are produced in good faith but can only be used as a guide to the property. If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property. Any measurements quoted are for guidance only. No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same. These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts.