

EH

EXQUISITE  
HOME





## A HISTORIC ESSEX COMMUNITY

Historic Colchester in northeastern Essex is exceptionally well connected. The A12 runs past on its way to Chelmsford and then to London fifty miles to the southwest and northwards towards Ipswich and Lowestoft. Stansted airport is thirty miles away and Harwich twenty. Regular fast trains to London Liverpool Street run south from Colchester and north to Ipswich. It has an eleventh century castle as well as the historic Dutch Quarter. It also has plenty of shops, cafés, restaurants, schools and leisure activities. In the southwest part of the city is this handsome detached family home with off street parking and a large, mature garden. With three reception rooms, a cloakroom, two bathrooms and four bedrooms, it has a spacious and versatile interior and is simply full to the brim with happy memories.







Standing on a quiet road is this attractive detached family home, built in 1928. At the time of building, the original owner purchased a very large plot of land and built his house in the middle of it. He lived there with his family and his two daughters subsequently remained in the house until they were both over a hundred years old. Over time, plots of land were sold, and the entire neighbourhood is now built on that original site. The present owners knew the owner's daughters and bought the house from their estate in 2011, attracted by the delightful location, large garden and proximity to the centre of Colchester. Unusually for a property of this age, the house has only ever been owned by two families. It has some charming architectural features, including a slanted porch at the front providing a sheltered area, ideal for muddy boots and shoes and parcel delivery. There is generous parking space on the gravel drive and a small lawn. A side gate leads to the back garden and the garage can be accessed from the front or side of the house. The front door leads into the light filled wooden floored entrance hall which has a smart cloakroom leading off it. To the left is the smart, contemporary kitchen with its white units, Corian worktops, induction hob with extractor hood, slow close drawers, integrated Neff double oven, integrated fridge freezer and dishwasher and a breakfast bar. The walls are painted in a soothing duck egg blue and there are lovely views from the garden through the window. The utility room next door has plumbing for a washing machine and tumble dryer. Flowing naturally from the kitchen is the dining room, flooded with natural light from the unusually shaped bay windows and doors to the rear. There is plenty of room for a dining room table and chairs and this is a room which has been much used for family meals, parties and Christmas celebrations over the years. To the right of the hall is the lovely dual aspect sitting room with a parquet floor and fireplace with wood burner. It is the perfect place to sit with a book in front of the fire in winter, and to entertain or have a coffee and a chat with friends. The study/music room next door is light and welcoming with easy access to the garden through the patio doors. A modern wood and steel spiral staircase winds up from here into the bedroom above.

The staircase from the hall rises to the commodious landing with its wooden floor. Leading off it are the four bedrooms and a family bathroom. The owners built a two-storey extension to the side of the house, adding in the study/music room and a large bedroom. It benefits from an unusually spacious en suite three piece bathroom with a bath with shower over and a chrome heated towel rail. The second bedroom to the rear has a good amount of natural light coming in through the unusually shaped bay window. The third and fourth bedrooms are both smaller doubles and one has the original fireplace remaining, although it has now been blocked up. There is a hidden cupboard with a hanging rail between the second and fourth bedrooms. The first floor accommodation is completed by the family bathroom with shower.



*“...Smart contemporary kitchen...”*





*“...A characterful family home with a fascinating history...”*





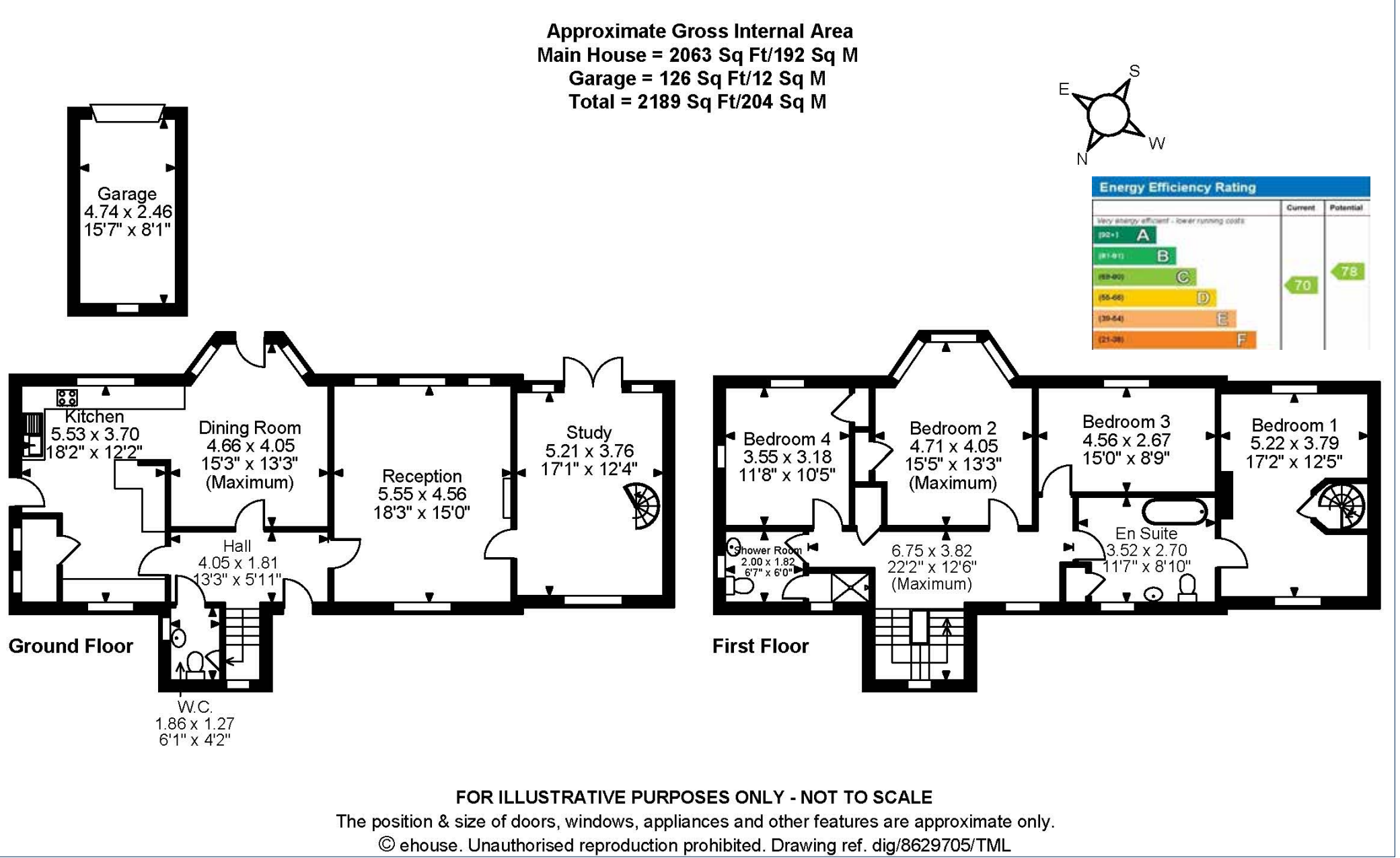


# LOCATION

The garden to the rear of the house is absolutely delightful, mainly laid to lawn, with a gravelled walk around the perimeter. A well-established wisteria climbs up the back of the house, with fragrant purple blooms clustering up the brickwork over the summer. There is a paved seating area and mature shrubs and perennials planted up along both sides of the garden. There are a number of raised beds with vegetables, raspberry canes, gooseberries, strawberries, rhubarb and blackberries. The greenhouse is in full sun and produces good harvests of tomatoes and chillies every year. It benefits from an automatic rainwater irrigation system. There are two small storage sheds by the back door, plus a summerhouse halfway down the garden. Fruit trees, including seven apples and two pears are a mixture of originals and new trees planted by the present owners. The original water pump (now disconnected) is still mounted on the garden wall. The garage has power and light with an electric door and could, if desired and with the correct planning permission in place, be converted into a home gym, home office or additional reception room.

Since moving in, the owners have replaced the windows, installed central heating, redecorated throughout, reconfigured the interior to add space and flow, laid new floors, rewired and built a two-storey extension. They have retained the original interior doors and worked hard to keep the original character and charm of their property. The house sits on the border between Lexden and Prettygate, on a road with virtually no through traffic, set well back as all the properties are. The two grammar schools can be accessed by foot via a lane which leads off the road and the city centre is a ten minute cycle ride and twenty five minute walk away. This is a unique and remarkably characterful family home with a wonderful history and an exciting future.

*“...A beautiful, mature garden...”*



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