



DAVID
BURR

THE OAKS,
LANGHAM, ESSEX



Colchester North Station 6 miles, train journey time to London Liverpool Street from 50 minutes. A12 1 miles, Manningtree station 9 miles. Stansted Airport approximately 50-minute drive.

- Detached substantial six-bedroom detached family home.
- Flexible living across three floors.
- Comprehensive programme of refurbishment and upgrading.
- Contemporary single-storey rear extension with skylight and garden access.
- Well-appointed kitchen with marble stone worktops, central island, and Rangemaster oven.
- Principal suite with modern en-suite shower room.
- Concealed, fully equipped utility room with fitted units
- Peaceful village location in highly regarded Langham.
- Family bathrooms and shower rooms across two floors.
- Detached double garage with additional driveway parking.
- Landscaped, private gardens extending to a total plot size of approximately 0.25 acres
- Excellent commuter links via A12 and nearby rail stations.
- Access to outstanding local schools and family-friendly amenities

THE OAKS

Langham, Essex

The Oaks is a substantial six-bedroom detached family home in the sought-after village of Langham, beautifully refurbished and extended to provide versatile living space across three floors, including a striking open-plan kitchen/dining area and generous reception rooms. Set within a private 0.25-acre plot with landscaped gardens, ample private parking and a double garage.



SITUATION

Langham is one of North Essex's most desirable villages, offering a blend of rural charm and excellent connectivity. The village itself is well-served by local amenities, including a highly regarded primary school, village hall, and community facilities, while the historic town of Colchester lies just a short drive away, providing extensive shopping, dining, cultural attractions, and leisure options. The A12 is easily accessible, ensuring swift road links to Ipswich, Chelmsford, and London, while rail connections from nearby Colchester or Manningtree deliver regular services to London Liverpool Street, making this an attractive option for commuters.

The surrounding area offers an outstanding quality of life. Dedham Vale, an Area of Outstanding Natural Beauty immortalised by John Constable, is moments away, providing miles of scenic countryside walks, cycle routes, and picture-perfect villages such as Dedham and Flatford. The combination of excellent schools, accessible transport links, and the beauty of the surrounding countryside ensures Langham remains a highly sought-after destination for families and professionals alike.

DESCRIPTION

The Oaks is an impressive six-bedroom detached family home, attractively set within the heart of Langham and occupying a private plot of approximately 0.25 acres. Believed to date from the 1980s, the property has been the subject of an extensive programme of refurbishment and thoughtful extension, creating a home that successfully combines generous proportions with modern convenience. The result is a highly adaptable residence that offers excellent versatility for contemporary family life, complemented by landscaped gardens, ample parking, and a detached double garage.

From the moment you step into the welcoming entrance hall with its herringbone-patterned flooring, the quality of finish is immediately apparent. A cloakroom is discreetly positioned off the hall, while access flows into three distinct reception rooms, each offering its own character

and flexibility. The dual-aspect sitting room, with leaded light casement windows and central fireplace with gas fire, is a warm and inviting space for family relaxation. This in turn opens into the dining room, formed as part of a single-storey rear extension. Designed with entertaining in mind, this light-filled space enjoys skylights, continuation of the herringbone flooring, and full-width aluminium-framed sliding doors that create a seamless connection to the gardens.

The kitchen is a particular highlight, beautifully fitted with marble stone worktops, a central island, Rangemaster oven, integrated appliances, and concealed access to a fully equipped utility room with tongue-and-groove panelling and extensive fitted units. For those seeking additional flexibility, a further reception room is currently arranged as a playroom, though equally well suited as a study, home office, or media room.

The first floor provides four generously proportioned double bedrooms, including a well-appointed principal suite with modern en-suite shower facilities, complemented by a stylish family bathroom. The second floor adds to the sense of space, with two further bedrooms arranged from a central landing and served by an additional shower room – ideal for older children, guests, or as dedicated home working space.

Externally, The Oaks continues to impress. The front of the property provides ample off-road parking for multiple vehicles, with a detached double garage offering further storage and convenience. The rear gardens are a particular feature, well-screened and landscaped with established planting, lawned areas, and space for outdoor seating and dining, ensuring a tranquil and private environment for family enjoyment.

IMPORTANT AGENTS NOTE:

The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

AGENTS NOTE: The Rangemaster will be for sale as an addition or as part of separate negotiations.

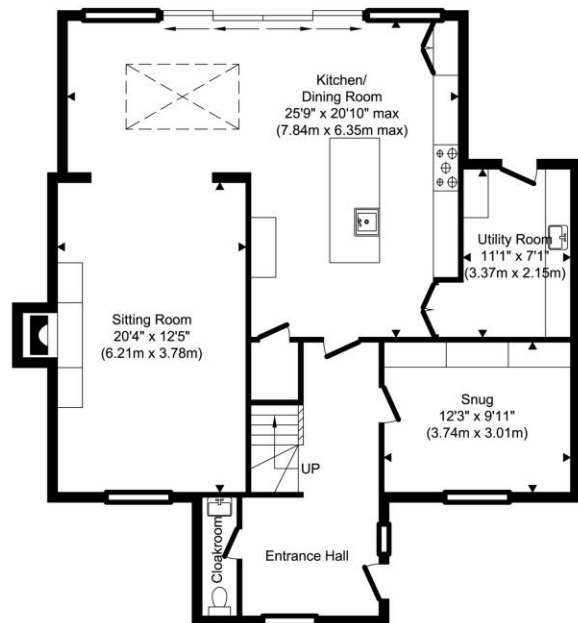
POSTCODE: CO4 5PG

LOCAL AUTHORITY: Colchester Borough Council, 33 Sheepen Road, Colchester, Essex, CO3 3WG (01206 282222) **BAND:** G

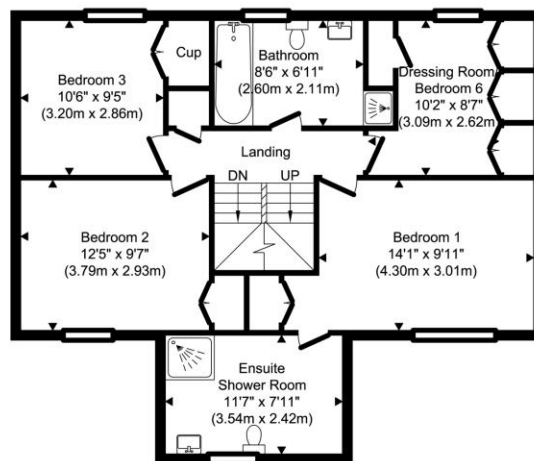
EPC: Pending. A copy of the energy performance certificate is available on request.

SERVICES: Mains water and electricity are connected. Private drainage. Oil-fired heating. **NOTE:** None of these services have been tested by the agent.

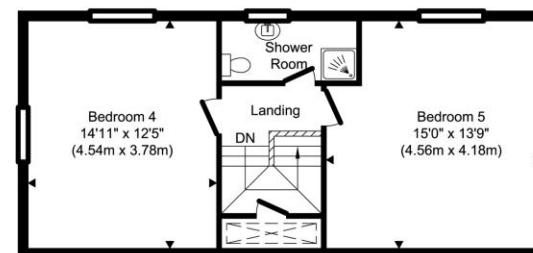
VIEWING: Strictly by prior appointment only through DAVID BURR.



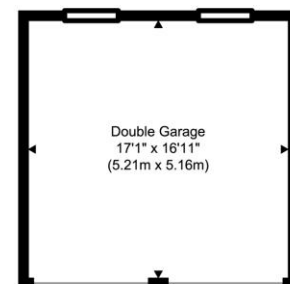
Ground Floor
Approximate Floor Area
1063.25 sq. ft.
(98.78 sq. m)



First Floor
Approximate Floor Area
782.53 sq. ft.
(72.70 sq. m)



Second Floor
Approximate Floor Area
505.04 sq. ft.
(46.92 sq. m)



Outbuilding
Approximate Floor Area
289.33 sq. ft.
(26.88 sq. m)

TOTAL APPROX. FLOOR AREA 2640.17 SQ.FT. (245.28 SQ.M.)
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Offices at:

Leavenheath 01206 263007 - Long Melford 01787 883144 - Clare 01787 277811 -Castle Hedingham 01787 463404-Woolpit 01359 245245 - Newmarket 01638 669035 - Bury St Edmunds 01284 725525 - London 020 78390888