



Cambridge Road | Lexden | CO3 3NS

FINE & COUNTRY

# SELLER INSIGHT

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“ We have owned the property at Cambridge Road for nearly 8 years. It has been a wonderful place for us to call home. The road is very quiet, and the neighbours are friendly and helpful. We even had a lovely celebration in the street for the Queen's Jubilee, where everyone came together.

One of the main attractions of this house and location is that Cambridge Road is one of the most sought after roads in the Lexden area. It's a wide, quiet, and peaceful road, yet it is also in close proximity to the town centre and many excellent local schools.

For parents considering raising kids here, Cambridge Road is in the catchment area for several excellent primary and secondary schools, both selective and state schools. CRGS and CCHSG, two of the best schools in the country, are within reach. Additionally, the house is within walking distance to the town centre, where there are numerous shops and restaurants. Castle Park, with its great playground, and Colchester Castle, which kids love exploring, are also nearby. And let's not forget Colchester Zoo, which is just a short drive away and is one of the best kids' attractions in the country.

When we were looking to buy in the Lexden area, we were particularly attracted to our house because of its deceptive size and the annexe, which is unusual to find in this area. The rooms are all spacious, especially the kitchen/diner and lounge, and the annexe has been ideal for setting up a home office and providing additional space for guests to stay.

Commuting from here is convenient as well. Colchester Station is just a 5-minute drive away, and there is a bus service that runs from the end of the road. Taxis are also relatively cheap and easy to book to and from the station.

The property has an interesting history. It was originally used as a language centre before the previous owner changed the layout and added on a rear extension to create a large space for a kitchen/diner.

The ideal next owner of this property would be someone looking for a peaceful and convenient location. We moved here from London when we wanted to start a family and immediately felt it was the right location for us. It offers the convenience of being walking distance to town and all its amenities, while also being quieter and more peaceful.

Since we bought the house, we have made several changes and updates. We have updated both upstairs bathrooms, installed a bespoke, handmade kitchen, and added new flooring in the downstairs hallway and lounge. We also renovated the annexe and added a new bathroom, turning it into an effective home office space. The garden has been fully landscaped with new plants and trees, while preserving some beautifully established trees like the large maple and magnolia trees. The front driveway has been landscaped as well, allowing for several cars to be parked, and we have added a hedge for extra privacy. The utility room has been renovated, and the house has been decorated throughout. We have also replaced the bifold doors in the kitchen/diner, as well as the garage doors, front door, and porch. In addition, both boilers have been replaced in the last few years.

Our favourite room in the house is definitely the bespoke kitchen. We spend a huge amount of time in the kitchen/diner, especially in the summer months when we can open up the bifold doors and enjoy the connection to the garden.

We are proud of all the changes we have made to the house, as they have transformed it into a beautiful and functional home. Opening up the bifold doors in the kitchen has allowed us to create memorable moments, from BBQs to birthdays and parties, where we can enjoy the indoor-outdoor living experience.

\* 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, should not be relied on without verification and do not necessarily reflect the views of the agent.









# STEP INSIDE

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This exquisite home offers a perfect blend of elegance, comfort, and functionality, making it an ideal choice for discerning buyers.

The property boasts five spacious and well-appointed bedrooms, providing ample space for a growing family or accommodating guests. With three bathrooms conveniently located on both the first floor and ground floor, this home offers flexibility and convenience for all occupants.

The ground floor features a range of impressive living spaces, including a sitting room, dining room, utility room, and a bedroom. The kitchen breakfast room is a standout feature, boasting a stylish island that not only adds a touch of sophistication but also serves as a central hub for entertaining family and friends. This space is thoughtfully designed to cater to the needs of modern living and boasts high-quality finishes throughout.

A study is also provided, offering a quiet and dedicated area for work or study. Additionally, a downstairs shower room adds practicality and convenience to the property's layout.

There is an outbuilding which is currently being used as a studio, which has potential to be used as an annexe, the accommodation includes a sitting room, shower room and an additional bedroom. This flexible space can serve as a guest suite, a home office, or a separate living area for extended family members. The owners have informed us there is plumbing in place for a kitchen,

Outside, the property offers a garage and ample off-road parking, ensuring that parking is never a concern. The highlight of the outdoor space is the beautiful secluded garden, providing a serene oasis where residents can relax, unwind, and enjoy the tranquility of the surroundings.

In summary, this fine and country property on Cambridge Road, Lexden, Colchester, is a remarkable home that offers a harmonious combination of luxury, practicality, and privacy. With its well-appointed living spaces, impressive features, and beautiful garden.



# STEP OUTSIDE

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## LOCATION

Nestled in the highly regarded area of Lexden, this property enjoys a desirable location with a wealth of amenities and attractions close at hand. Lexden is known for its leafy streets, picturesque surroundings, and a strong sense of community.

Situated towards the West side of Colchester, the property offers the perfect balance of tranquility and convenience. Within a short stroll, residents can reach the vibrant town centre of Colchester, which boasts a wide range of shopping facilities, including high street stores, boutique shops, and local markets. There are also plenty of dining options, from cozy cafes to fine dining restaurants, catering to various tastes and preferences.

For those who appreciate arts and culture, Colchester is home to several galleries and theaters, offering a diverse range of exhibitions, performances, and events throughout the year. The town also boasts a cinema, providing entertainment for film enthusiasts.

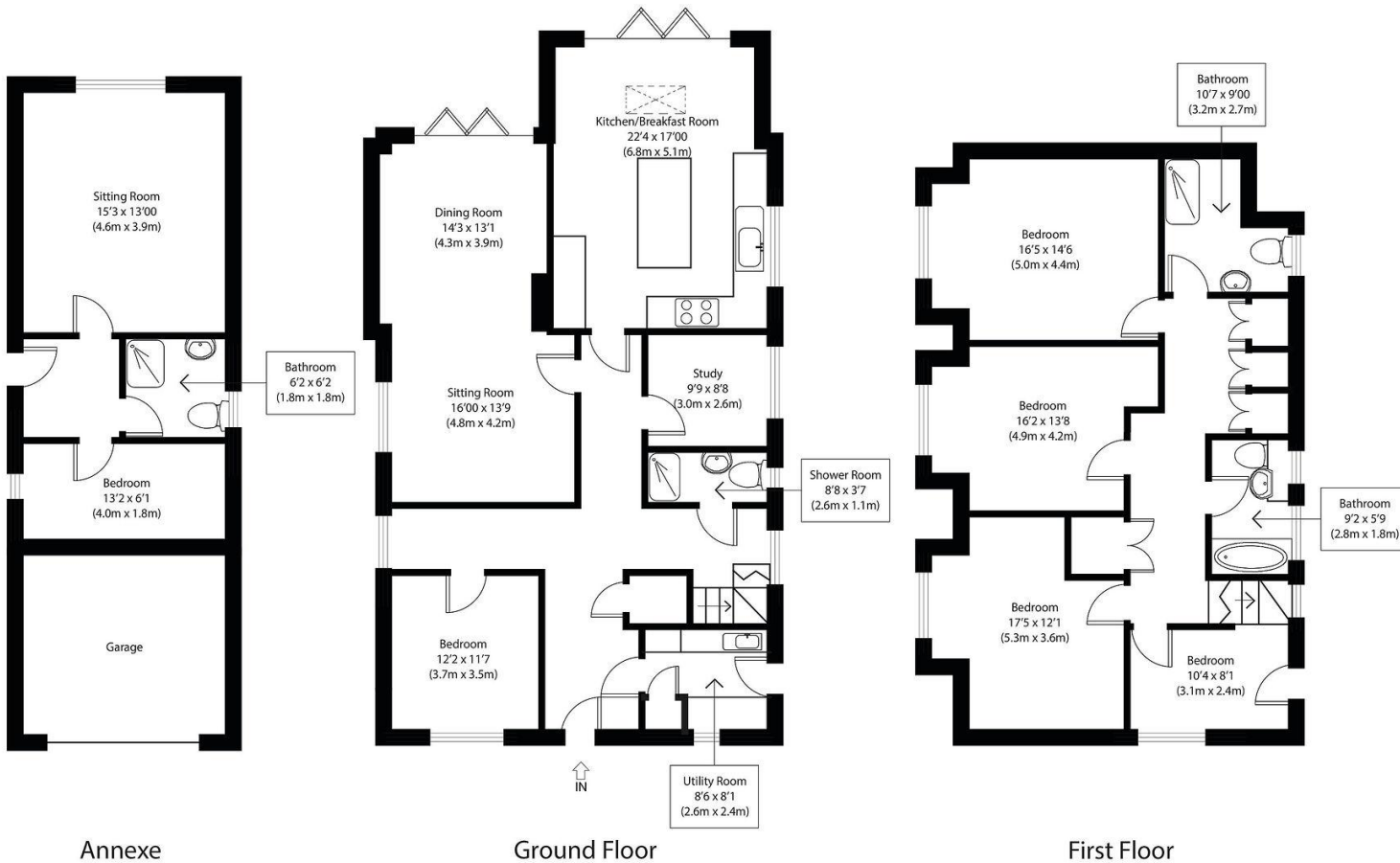
Colchester's mainline railway station is just a short drive away, offering direct train services to London Liverpool Street in approximately 50 minutes, making it an excellent choice for those who need to commute to the capital for work or leisure.

In summary, Lexden offers a desirable location with a wide range of amenities and attractions. From its convenient access to the town centre and excellent schools to its vibrant cultural scene and easy transport links, this area provides a fantastic quality of life for residents of all ages.

Council Tax: G

EPC: TBC

Mains Water, Mains Drainage, Gas, Electric



Approximate Gross Internal Area  
 Main House 2545 sq ft (236 sq m)  
 Annexe 375 sq ft (Excluding Garage) (35 sq m)  
 Total 2920 sq ft (271 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ojphoto.co.uk

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