

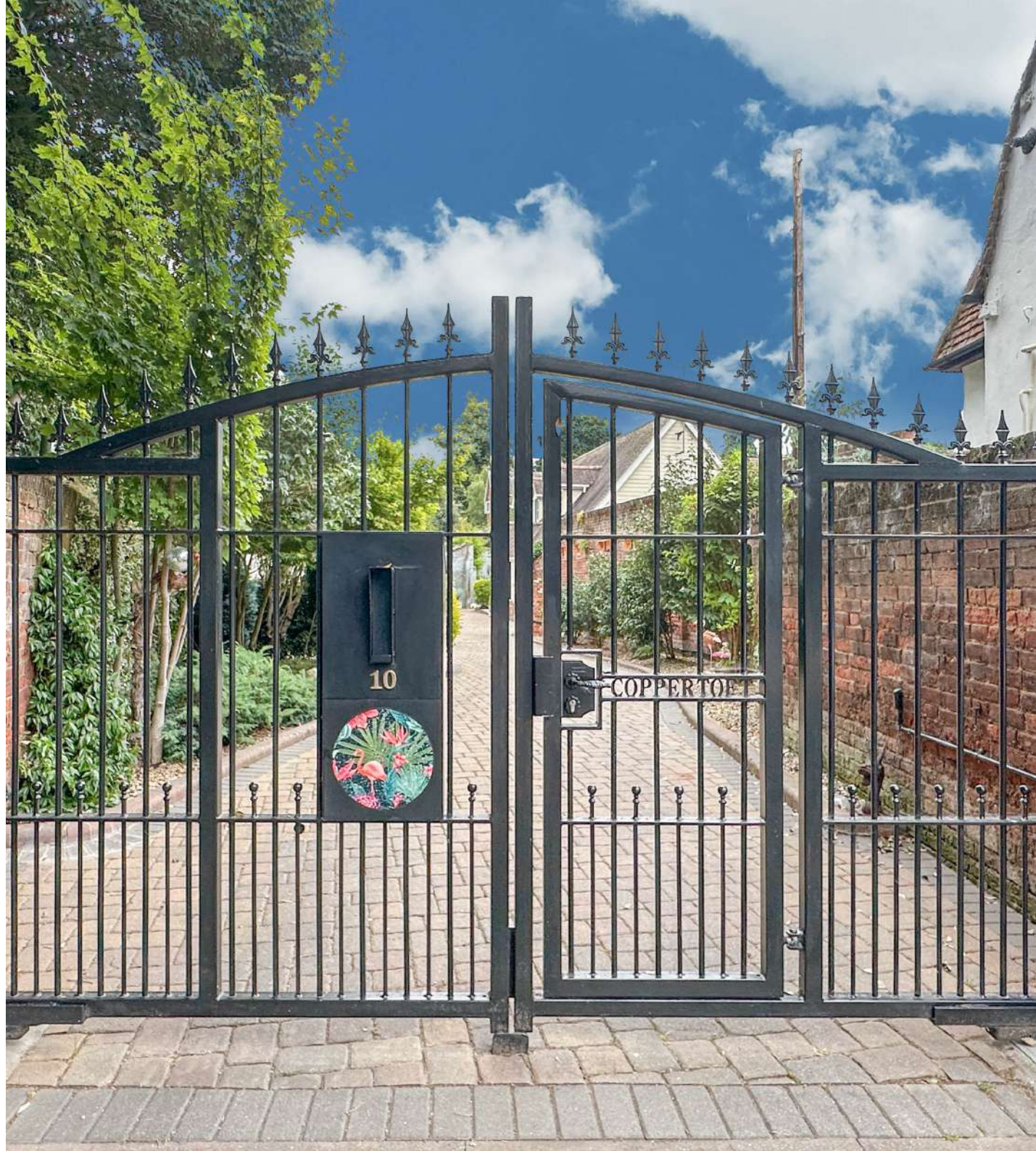


Spring Lane | CO3 4AN

FINE & COUNTRY

OVERVIEW

Welcome to a magnificent five-bedroom detached home located in the heart of Lexden, adjacent to the serene Lexden Springs Nature Reserve. This impressive residence is set on a tranquil 0.4-acre plot, featuring a breathtaking south-facing garden and is accessed via a lengthy gated driveway, offering both privacy and exclusivity.









STEP INSIDE

The ground floor offers an expansive and versatile living space designed to cater to a variety of lifestyle needs. As you enter through the spacious hallway, you are greeted by the warmth and charm of this substantial home. The spacious sitting room invites relaxation and entertainment, featuring ample natural light and direct access to the garden, creating a seamless indoor-outdoor flow. Adjacent to the sitting room, the dining room offers a perfect setting for formal meals and gatherings, with views of the stunning garden adding to the ambiance.

The ground floor also includes a versatile office or additional bedroom, complete with its own en-suite bathroom, providing flexibility for guests or working from home. A conveniently located WC serves the main living areas. At the heart of the home is the kitchen breakfast room, a bright and welcoming space ideal for family meals and casual dining. This room leads to the utility room, offering practical storage and laundry solutions. From the kitchen, you can access the cellar, providing additional storage space, and the garden room, which offers panoramic views of the beautiful garden and a tranquil retreat for relaxation.

Overall, the ground floor is thoughtfully designed to offer both functional and inviting spaces, perfectly suited to modern living while retaining the charm and character of this exceptional property. A solid oak staircase leads to the first floor which features a generous landing that leads to four double bedrooms and a family bathroom. The principle bedroom and the second bedroom both include en-suites and an array of built-in wardrobes, providing ample storage space. This floor is designed to offer comfort and privacy, making it ideal for family living.



STEP OUTSIDE

The garden is a true highlight for this charming property, featuring a substantial paved terrace that wraps around the rear of the property. This beautifully mature landscaped garden is adorned with vibrant trees, floral displays, and well-defined borders, with a magnificent magnolia tree serving as the central focal point. A larger sun terrace to the east of the house is perfect for al fresco dining, complemented by additional seating areas accessible from the garden room and sitting room.

Facing south-southeast, the garden enjoys abundant natural light, making it an ideal spot for relaxation and outdoor gatherings in the warmer months. The property itself is set on a tranquil 0.4-acre plot, providing a peaceful retreat with the beauty of nature at its doorstep.

LOCATION

The property is conveniently located within a leisurely stroll of the city centre, where you'll find excellent shopping facilities, a variety of restaurants and a cinema. There is a local convenience store within walking distance for everyday necessities, and Colchester North mainline station is less than 2 miles away offering frequent connections to London Liverpool Street.

Adjacent to the property is Lexden Springs Nature Reserve, fondly referred to as 'The Loop'. This 1.8-hectare area features a meadow abundant with wildflowers. At the base of the slope, a natural spring feeds into a pond, with a stream flowing from it into a marshy area. Also nearby is Lexden Park Local Nature Reserve, covering 7 hectares with ancient woodland, a pond, and a central meadow. This area is a sanctuary for walkers and nature lovers, with part of the site designated as a scheduled ancient monument, the Lexden Dyke Middle. The property is well-positioned for access to a variety of schools, including top-ranked institutions like Colchester County High School for Girls and Colchester Royal Grammar School.





Spring Lane, Lexden, CO3

Approximate Area = 2949 sq ft / 274 sq m
Limited Use Area(s) = 208 sq ft / 19.3 sq m
Garage = 289 sq ft / 26.8 sq m
Outbuilding = 71 sq ft / 6.6 sq m
Total = 3517 sq ft / 326.7 sq m

For identification only - Not to scale

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Fine & Country Colchester
Tel: +44 01206 878155
colchester@fineandcountry.com
99 London Road, Stanway, Colchester, Essex, CO3 0NY

