



Lexden Road | Lexden | CO3 4BL

FINE & COUNTRY



# SELLER INSIGHT

“I've always lived in the surrounding area of Colchester but, as the children got older, I wanted to move nearer to the centre of town to be close to the schools, particularly the Royal Grammar school. Lexden is such a fantastic place to live, especially for children; we have the best of both worlds here. Spring Park, opposite the house, is ideal for summer picnics or sledging in the winter and yet we're only a couple of minutes drive from the centre of town, for all the shops and restaurants. And, now the children are older and more independent, they can catch the bus into town, from the bus stop opposite the house.

With a number of schools in the area, a lot of their friends live nearby, which makes their social lives much easier for me!

When I first saw the house, I not only loved its character, with the exposed beams and traditional fireplaces, but also the general layout. As a home it flows incredibly well and I knew this would be ideal for family life. All the ground floor rooms have double doors which lends itself to very flexible living. We've had a number of parties over the years and with all the doors open the house becomes almost completely open plan, so it's ideal for entertaining. But, for family life, I can close off certain rooms to create a space for the children and an adult space for me. I love the fact I can be cooking in the kitchen and still keep an eye on the homework in the dining room, or what's happening in the family room.

My favourite rooms in the house are definitely the kitchen and the master bedroom. The kitchen is just fabulous. It's roomy and bright with doors leading out onto the courtyard where we have dinner every evening in the summer. And the master bedroom is just a lovely space to retreat to at the end of the day. It's incredibly spacious with lovely views over the park from the bay window.

I think what I'll miss the most when we move is the garden. It's such a great space and much larger than the usual Lexden garden. We're not overlooked, so it's very private, and best of all it's south facing so we catch the sun throughout the day.























# STEP INSIDE

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This charming period property, with areas dating back to the early 16th century, was formerly part of Lexdon Manor, home to the Papillion family, before being sympathetically converted into two dwellings in the early 1960s. Although unlisted, the property boasts a wealth of original features; with exposed beams, open fireplaces and carved mantels. It has recently undergone a refurbishment throughout and is presented in immaculate condition.

Occupying an elevated position, above street level, with views across Lexden Springs, the property is set behind a walled entrance with electric gates leading onto a shingle driveway, providing ample space for parking.

On entering the front vestibule, with coat cupboard and guest cloakroom, the house opens out into a large reception hall with original fireplace. Leading off to the left is the formal, double aspect, sitting room which is generous and bright, with a feature bay window overlooking the front garden, and original fireplace with log burner.

Across the hallway to the right of the property, the cosy family room; boasting a traditional inglenook fireplace and log burner; organically flows through to the dining room, with its beautiful parquet flooring and glass lantern ceiling, and then onto the fabulous family-sized kitchen/breakfast room. The kitchen is in the traditional shaker style comprising of a large central island and feature arches above the work units and range oven. French doors open out onto the walled courtyard with steps leading up to the rear garden.

Ascending to the first floor, the large landing area is equipped with a number of useful storage cupboards, and fans out along a galleried corridor to the five bedrooms. Bedroom one is spacious and airy, with large fitted wardrobes and another delightful bay window overlooking Spring Park. The remaining four bedrooms are spacious and bright, all with fitted wardrobes, and serviced by two fantastic family bathrooms with marble fittings. .

Bordered by mature trees and planting, the secluded and private south facing garden, with its terraced seated area, benefits from the sun throughout the day.































# STEP OUTSIDE

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## LOCATION

Located in the sought-after area of Lexden, the property is within walking distance of the town centre with its excellent shopping facilities, restaurants, cinemas and galleries. Colchester is home to a number of outstanding schools, including St Mary's School, Holmwood House and the Royal Grammar School.

The A12 is easily accessible offering links to London/Chelmsford and Ipswich. Colchester mainline railway station is just 2.3 miles away by car and 1.9 miles by foot with regular direct trains to London Liverpool Street in approximately 50 minutes.

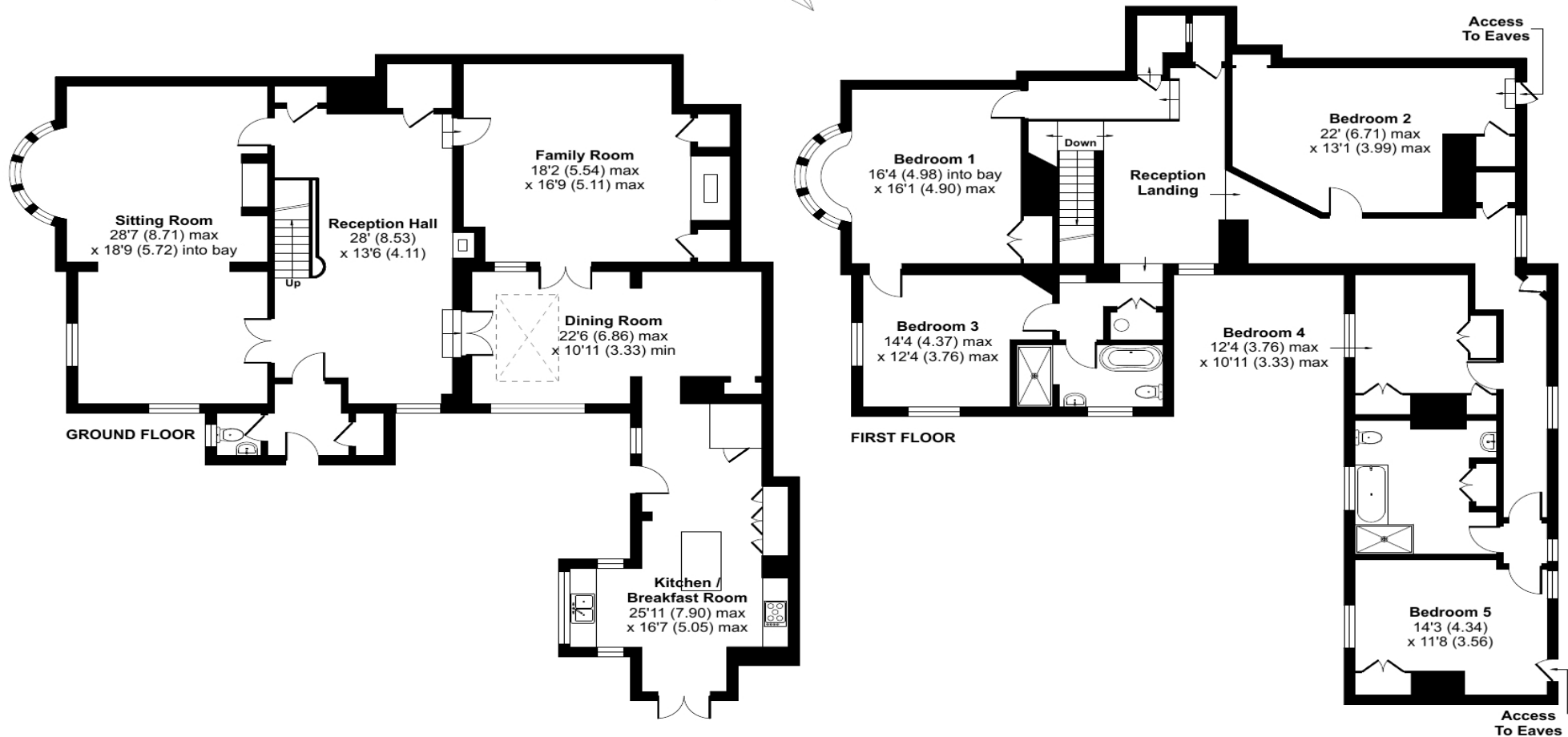
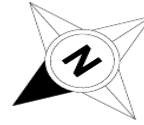




# Lexden Road, Colchester, CO3

Approximate Area = 3640 sq ft / 338.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Fine & Country. REF: 902151



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright Â© 2020 Fine & Country Ltd.







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