



Lexden Park House | CO3 3UF

OVERVIEW

We are delighted to present this prestigious, three double-bedroom duplex penthouse apartment with a private roof terrace overlooking Lexden Park, set within an outstanding historic white brick Italianate house.

The residence is architecturally grand, with a luxurious, high specification interior design, and resides among the elite within an opulent setting amidst the communal grounds and lake of Lexden Park, Colchester.

The apartment occupies the top floor and has been upgraded and reconfigured in recent times to allow for the generous proportions you see today.









STEP INSIDE

At the front of Lexden Park House, there is a pillared entrance with two sets of double doors leading through the communal entrance hall. Stairs ascend to all levels, and the apartment is positioned securely on the top floor, providing separate private access to the roof terrace, which is exclusive to this apartment.

Upon entering the personal entrance hall, you are greeted by an enticing reception that captures the elegance of the property, which is reflected throughout this handsome home.

The accommodation flows seamlessly through to a generous lounge, which offers hints of the rich Victorian past with sash windows, deep skirting boards, high ceilings, and an ornate feature fireplace, yet it has been sympathetically enhanced to an extremely high specification by the current owners. There are tremendous views from every window.

The owners have thoughtfully altered the layout to allow for an additional bedroom, currently used as a secondary sitting room and study area. Bedroom two has been beautifully decorated, continuing the theme of high ceilings and featuring lavish built-in, hand-made wardrobes. The Italian-lacquered kitchen is fully fitted with a range of high-end German appliances and a centre island conveniently placed to allow for dining.

Stairs ascend to the first floor, revealing the principal suite, complemented by a bespoke walk-in dressing room, which in turn leads to a personal marble en-suite bathroom.

Bifold doors give access to the private roof terrace, which has been tastefully decorated and offers a great, intimate space for al-fresco dining alongside breath-taking views over Lexden Park and Colchester's skyline.



STEP OUTSIDE

STEP OUTSIDE & LOCATION

There are two private parking spaces along with visitor parking, plus an additional lower ground floor cellar which the owners have dry-lined to provide additional storage.

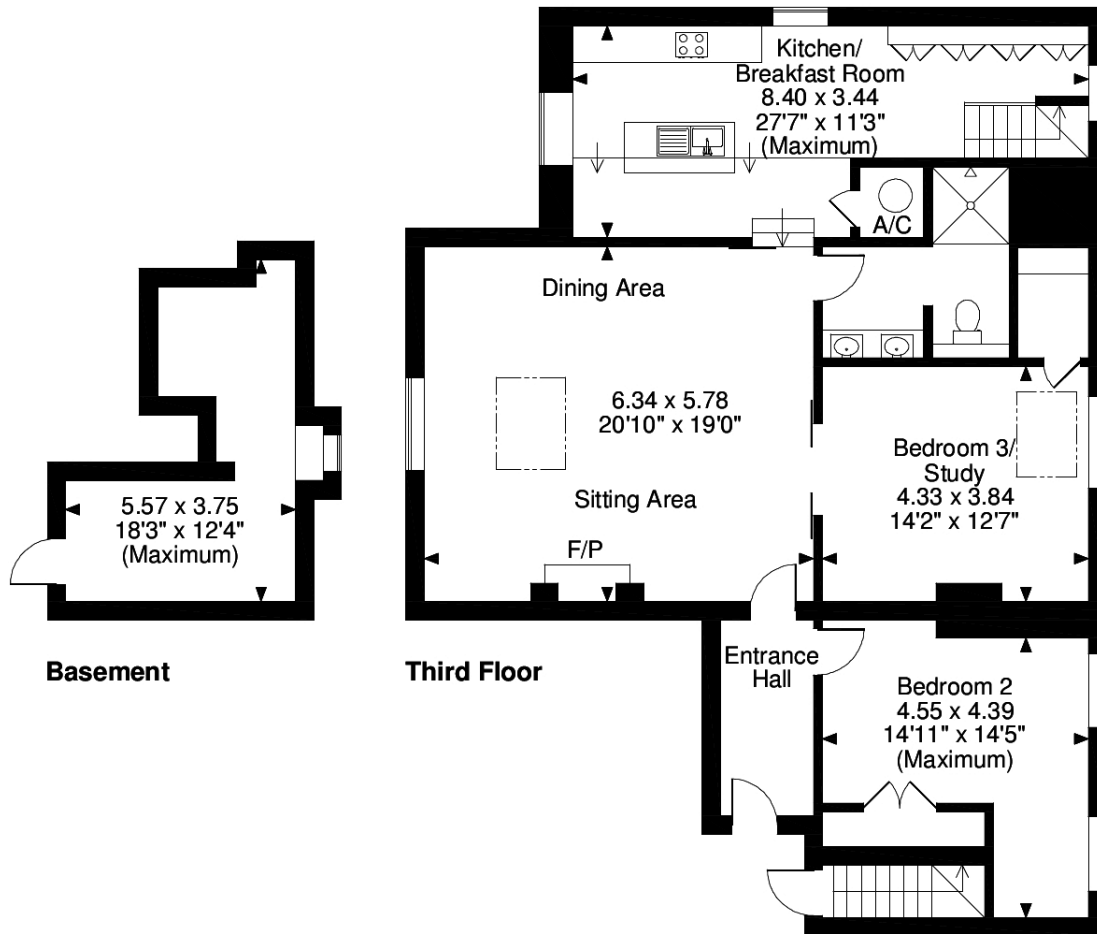
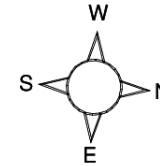
Lexden Park is located towards the West side of Colchester, in the sought-after Lexden location. The property allows a short stroll into the town centre with good shopping facilities, restaurants, cinema and galleries. It is within walking of outstanding schools, including Colchester County High School for girls, St Mary's School for girls and Colchester Royal Grammar School, which are well-recognised among some of the finest schools in the country. Adjacent to the residence is Lexden Park, which is a nature reserve extending to around 20 acres, the meadow contains Lady's bedstraw, lesser stitchwort, knapweed and greater birds foot trefoil. Lexden Springs & Hilly Fields Nature Reserve are close by, comprising a wonderful 80-acre green with a variety of scenic walks, nature trails and various events being held throughout the year. The A12 is within easy access and offer routes to Ipswich, Chelmsford and London. Colchester's mainline railway station is just a short drive away and offers direct links to London Liverpool Street in around 50 minutes.

AGENTS NOTE

Share of Freehold, Lease Start Date: 05/07/1994, Lease Term: 999 years from 6 July 1994, Lease End Date: 06/07/2993. Lease Term Remaining: 968 years.

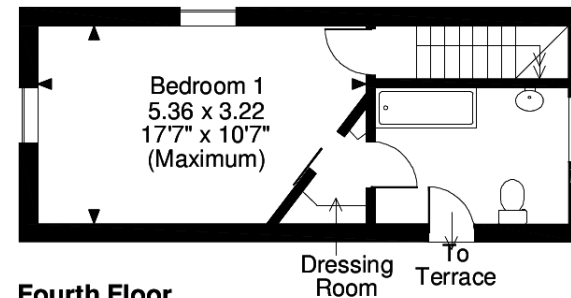
Service Charge (including buildings insurance and estate management charges) was £2964.64 for period 01/07/25 to 31/12/25. Of this, £1500 was a contribution to a reserve fund and this is likely to decrease for future payments.

Lexden Park House, Lexden Park, Colchester
Approximate Gross Internal Area
1749 Sq Ft/163 Sq M

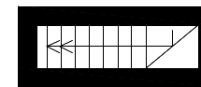


Basement

Third Floor



Fourth Floor



**Roof Terrace
Fourth Floor**

CHRIS WHITE
 DIRECTOR

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FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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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. Registered in England and Wales. Company Reg No. 5930387 Registered Office: Country Estates Limited, Carter Court, Midland Road, Hemel Hempstead, Herts HP2 5GE. Printed





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