



Hurnard Drive | CO3 3SH

FINE & COUNTRY

SELLER INSIGHT

“We were blown away by the size of the garden and the woodland surrounding this modest-looking house, just a 20-minute walk from the bustling town centre. What a hidden treasure, we thought. This house immediately sparked my imagination—we could see ourselves creating a fantastic home here, a place to enjoy with family and friends, and for future owners to cherish as well.

The concept behind our home and our design philosophy centres on a seamless integration of architecture with nature, using glass and water as the primary elements.

Transparency and Connection to Nature

We incorporated extensive glass walls at the back of the house to dissolve the boundaries between indoors and outdoors, creating a sense of openness and maximizing natural light. This transparency allows the home to blend harmoniously with the landscape, making the gardens, mirror pools, and woodland an integral part of everyday living.

Water as a Design Element

The reflecting pool, waterfall, and paved stone courtyards are core features of our design. Inspired by Eastern aesthetics, these elements bring tranquillity, visual beauty, and a calming sense of well-being, reinforcing the connection to nature.

Open-Plan Living

We emphasized open-plan layouts where living, dining, and kitchen areas flow effortlessly into outdoor terraces and pools, creating a lifestyle centred on outdoor living.

Luxury and Wellness

Sleek, modern interiors and wellness features such as sauna rooms reflect the high-end, resort-like lifestyle we have always enjoyed throughout our travels and careers. Our aim was to create spaces that are uplifting yet unobtrusive—harmonizing with the environment rather than dominating it.

This has been our home, and we have loved every moment here. We are proud of what we have created. Now, it is time to pass it on to a family who will truly appreciate the house, the space, and the nature that embraces it.

* 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

OVERVIEW

Fine & Country are delighted to present this exceptional six bedroom high-end home, showcasing luxurious finishes and seamless indoor-outdoor living in the heart of Lexden. Set within a beautifully landscaped one-acre plot (STS), this extended home has been meticulously refurbished by the current owners to an outstanding specification. Every detail reflects quality and elegance, from the bespoke kitchen/dining room to the multiple reception spaces designed for both comfort and entertaining, with six generous bedrooms, a master suite featuring a stunning bathroom, this property is perfectly suited for discerning buyers seeking a property that delivers both architectural excellence and everyday functionality.

STEP INSIDE

This exquisite property offers a rare opportunity to acquire a beautifully designed home finished to the highest standards, with premium materials and thoughtful architectural detailing throughout.

Upon arrival, you're welcomed into a light-filled and spacious entrance hallway that immediately sets the tone for the rest of the home. Porcelain flooring flows seamlessly through the open-plan kitchen, dining, and sitting areas, creating a sense of cohesion and elegance.

The bespoke kitchen is a true centrepiece, crafted with high-specification cabinetry, generous storage, and expansive preparation space. A large dining area makes it ideal for entertaining, while bi-fold doors open directly onto the patio and landscaped gardens, inviting the outdoors in and enhancing the sense of space.

The sitting room leads into a striking garden room with vaulted ceilings and panoramic views of the grounds. This architectural feature dissolves the boundaries between inside and out, flooding the space with natural light and creating a tranquil, airy atmosphere that's perfect for both relaxing and hosting.

The ground floor also includes a generous home office, a well-equipped utility room, a cloakroom, a welcoming lobby, a sauna, and a versatile music/gym room, offering flexible spaces to suit modern lifestyles.

Upstairs, the first floor comprises six beautifully appointed bedrooms and a variety of adaptable living areas. A quiet reading nook provides a peaceful retreat, while the luxurious master suite boasts a stunning en-suite bathroom and direct access to the sixth bedroom. Currently used as a dressing room, this space would also make an ideal nursery or additional bedroom, depending on your needs.

This exceptional home combines refined design with practical luxury, offering a lifestyle of comfort, elegance, and effortless flow.



STEP OUTSIDE

The expansive landscaped gardens are a true sanctuary, thoughtfully designed to offer both beauty and functionality. Mature trees and lush planting create a sense of privacy and tranquillity, while a variety of patio areas provide distinct zones for outdoor living. Whether you're hosting summer gatherings in the dedicated dining space, enjoying morning coffee in a quiet corner, or reclining in the sun-drenched lounge area, the garden invites relaxation and connection with nature.

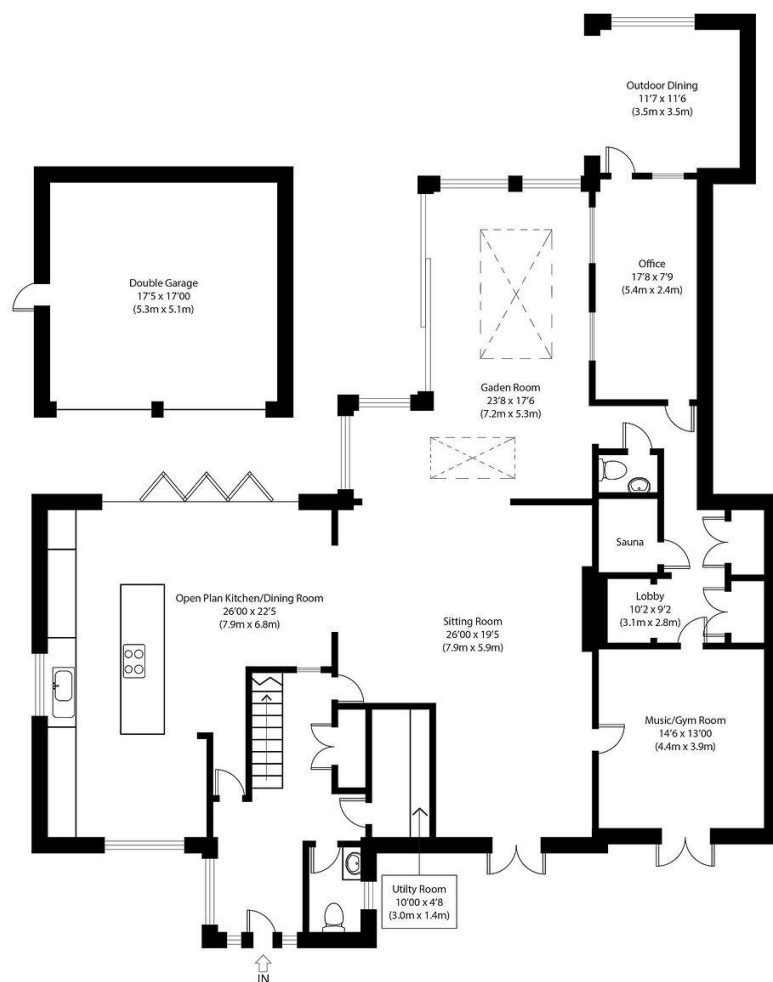
A raised deck adds another layer of sophistication, perfect for entertaining or unwinding with family. The seamless flow between the garden room and the patio enhances the indoor-outdoor experience, making the most of natural light and scenic views.

To the front of the property, a private driveway leads to a generous double garage, offering ample parking and storage. Framed by mature borders and manicured greenery, the approach is both practical and impressive, setting the tone for the elegance that awaits inside.

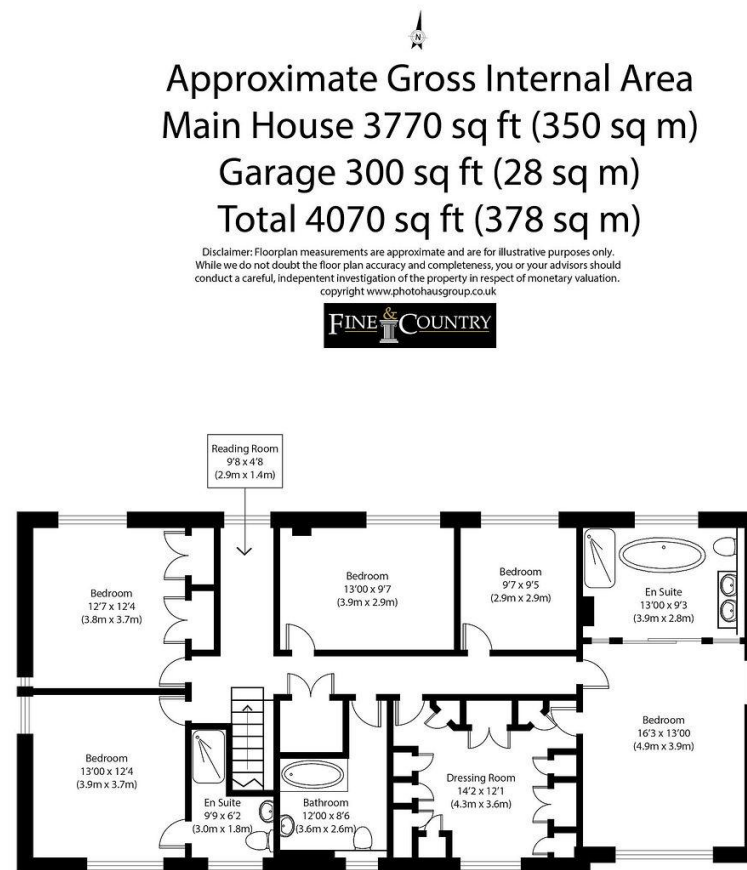
LOCATION

Situated in one of Colchester's most prestigious residential areas, this property enjoys a prime location within Lexden, known for its elegant homes and tree-lined avenues. There is an exceptional selection of educational institutions, including two of the country's top-performing grammar schools-Colchester Royal Grammar School and Colchester County High School for Girls-as well as several respected independent schools such as St Mary's School and Holmwood House.

The area offers a wealth of amenities, from local shops to leisure facilities, including Colchester Leisure World, and nearby green spaces such as Lexden Park and High Woods Country Park. Transport connections are excellent, with Colchester mainline station providing direct rail services to London Liverpool Street in under an hour, and easy access to the A12 for road travel across Essex and beyond.



Ground Floor



First Floor

Approximate Gross Internal Area
Main House 3770 sq ft (350 sq m)
Garage 300 sq ft (28 sq m)
Total 4070 sq ft (378 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.photohausgroup.co.uk



AMBER WHYMARK
BRANCH MANAGER

follow Fine & Country Colchester on



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





Fine & Country Colchester
Tel: +44 01206 878155

colchester@fineandcountry.com
99 London Road, Stanway, Colchester, Essex, CO3 0NY