



West Lodge Road | CO3 3NL

FINE & COUNTRY

OVERVIEW

Fine & Country are delighted to present this exceptional four-bedroom family home, where elegant design meets versatile living.

Featuring three reception rooms, an open-plan kitchen and garden room with direct access to the garden, this property offers generous accommodation throughout.

The principal bedroom benefits from an en-suite, while all four bedrooms are spacious and well-appointed. Situated in a desirable location close to excellent schools and offering superb transport links, this home is ideal for modern family life.









STEP INSIDE

Fine & Country are delighted to present this exceptional family home, built in 2005, where elegant design meets versatile living in a beautifully appointed setting. Upon entering, you are welcomed by a striking entrance hall that sets the tone for the rest of the property, leading to a selection of thoughtfully designed living spaces.

At the front of the home, a sophisticated sitting room boasts a charming fireplace and a large bay window, creating a warm and inviting atmosphere. The heart of the home lies in the stunning open-plan garden room, with underfloor heating and bathed in natural light from an impressive roof lantern and seamlessly connected to the patio via full-width, double-aspect bi-folding doors-perfect for indoor-outdoor living.

The kitchen is both stylish and practical, with underfloor heating and featuring bespoke beech cabinetry, quartz worktops, and premium Fisher & Paykel appliances. It flows effortlessly into the garden room, making it ideal for everyday family life and entertaining. A separate dining room adds further flexibility, suitable for both relaxed meals and formal occasions.

Practicality is well considered with a dedicated utility room and a ground floor WC.

Upstairs, the home continues to impress with four beautifully presented bedrooms, each offering unique character and generous proportions. The principal bedroom benefits from its own en-suite, while the remaining bedrooms are equally spacious and thoughtfully finished.

The family bathroom blends period elegance with contemporary style, featuring a striking monochrome tiled floor, a freestanding bath, and a separate walk-in shower. Large windows and high ceilings throughout the upper floor ensure a bright and airy ambiance.

This is a home that combines timeless charm with modern convenience-an ideal setting for family life in a sought-after location.



STEP OUTSIDE

This exceptional home is complemented by beautifully landscaped gardens that offer a peaceful and private retreat. Thoughtfully designed with mature trees, well-stocked borders, and a central lawn.

A broad patio adjoins the rear of the property, providing an ideal setting for al fresco dining and entertaining. At the far end of the garden, a stylish covered seating area offers a sheltered escape beside a serene pond, framed by characterful brickwork and established planting-perfect for relaxing in all seasons.

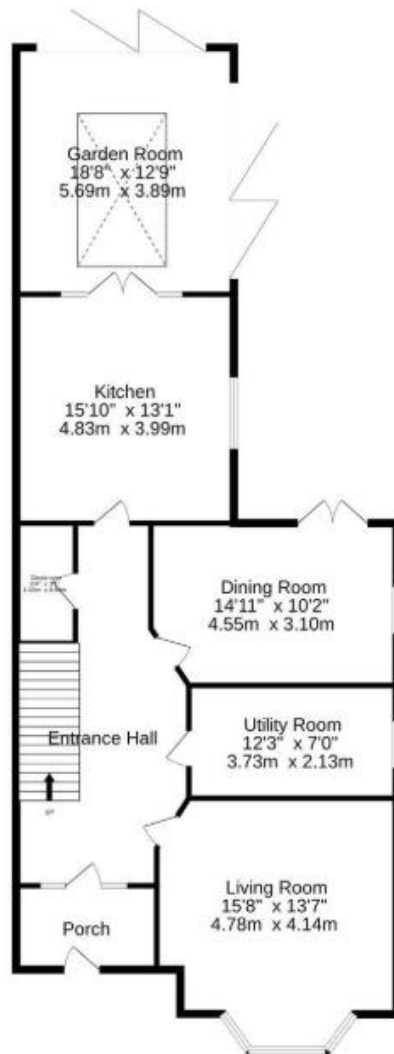
To the front, the property enjoys an impressive approach, set behind elegant wrought iron railings and a brick boundary wall. A generous block-paved driveway provides ample off-road parking, while a detached garage to the side offers secure parking or practical storage.

LOCATION

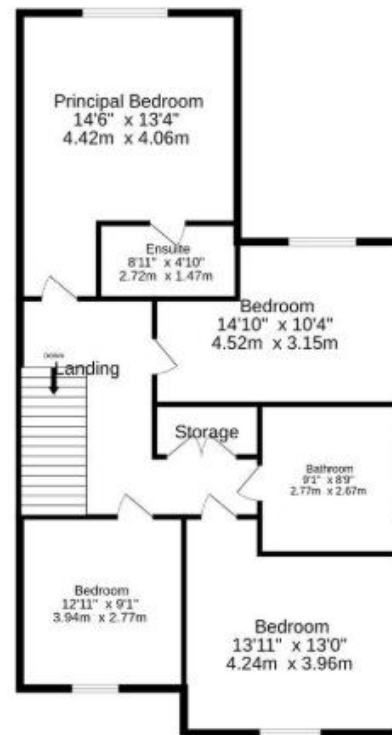
Situated in one of Colchester's most prestigious residential areas, this property enjoys a prime location within Lexden, known for its elegant homes and tree-lined avenues. There is an exceptional selection of educational institutions, including two of the country's top-performing grammar schools-Colchester 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

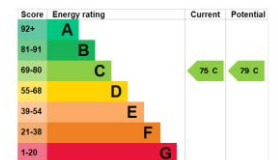


1ST FLOOR



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