



Lexden Road | CO3 3TE

FINE & COUNTRY

OVERVIEW

Fine & Country are delighted to present this beautifully restored and generously proportioned four/five-bedroom Grade II Listed Georgian home, located within the sought-after Lexden area of Colchester.

Arranged over three floors, the property offers flexible living space, featuring elegant period details such as high ceilings, sash windows, working shutters, and original fireplaces - all thoughtfully retained and complemented by stylish modern updates.

Ideally positioned for access to the city centre, Colchester mainline station, and several outstanding schools, this exceptional residence perfectly blends heritage charm with contemporary family living.









STEP INSIDE

A grand reception hall with an original Georgian staircase sets the tone for this elegant four/five-bedroom home, leading to two formal reception rooms, a playroom/snug, a versatile fifth bedroom or home office, a re-fitted bathroom, and a discreet secondary staircase connecting all floors.

The lower ground floor serves as the social heart of the property, featuring a stunning open-plan kitchen, dining, and family area with direct access to the rear garden - ideal for modern indoor/outdoor living. This level also includes a cinema room, walk-in wine cellar, utility room, and a contemporary bathroom.

Upstairs, four generously sized bedrooms offer excellent family accommodation, with the principal and second bedrooms sharing a stylish Jack & Jill en-suite, complemented by an additional family bathroom.





STEP OUTSIDE

Set back from the road, the property is approached via an enclosed front garden with a traditional pathway leading to the main entrance.

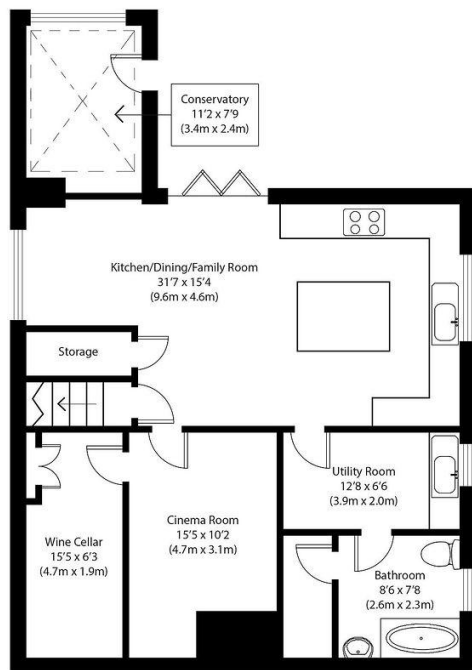
A secure side gate provides access to the spacious rear garden - a private retreat featuring a sun terrace, well-maintained lawns, mature planting, and a quaint potting shed.

To the rear, a large block-paved area offers secure off-road parking for multiple vehicles, accessed via remote-controlled electric gates from Spring Lane.

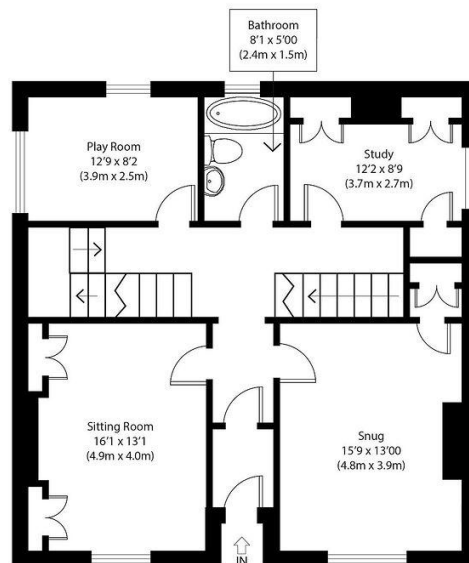
LOCATION

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.

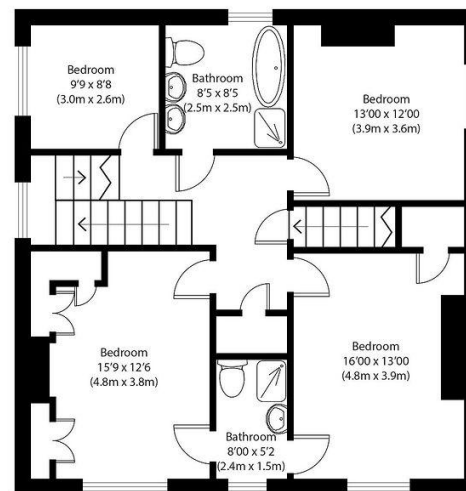
The area offers a wealth of amenities, from local shops to leisure facilities, including Colchester Leisure World, David Lloyd Centre and Bannatyne Health Club and Spa at Kingsford Park and nearby green spaces such as Lexden Park and High Woods Country Park. Transport connections are excellent, with 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.



Lower Ground Floor



Ground Floor



First Floor

Approximate Gross Internal Area
3150 sq ft (293 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



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