

School Road, Langham

A charming, detached chalet bungalow in the desirable village of Langham. With 4 bedrooms, 3 reception rooms and a conservatory this family home offers exceptional entertaining and living spaces as well as a large sunny garden and a garage.

Guide price £500,000

School Road

Langham, Colchester, CO4



- Detached 4 bedroom home
- Large sunny garden
- Desirable village location
- Excellent entertaining space
- Off street parking
- 3 reception rooms
- Double Garage

The Property

The sociable open plan design of the ground floor provides the perfect entertaining space with the living and dining areas adjacent. Both rooms are light, airy and generously sized. The conservatory can be accessed via sliding doors off the living space and provides the perfect family room or place to enjoy the garden all year round. The living areas, although open plan are naturally separated by a partial wall which create the perfect opportunity for a more formal living area and play room, or working from home office space.

A separate kitchen provides ample worktop and storage space, and a utility room ensures a clutter free environment. There is a full wet room as well. Two bedrooms are on the ground floor to the front of the property, both with inbuilt storage and one with an ensuite WC. On the first floor there are a further 2 double bedrooms and an ensuite bathroom.

The Outside

Situated on a large plot in the desirable village of Langham, this beautiful home has both landscaped front and rear gardens with a driveway providing side access to the double garage. The rear garden is generously sized and basks in sunshine throughout the day. There is a paved patio area perfect for outside dining as well as a large expanse laid to lawn perfect for pets to roam, for children to play or to entertain friends and family in the summer months. Mature trees and shrubs provide privacy, dappled shade and a beautiful backdrop. There is an outside shed providing further storage space.

The Area

The house occupies an enviable position within the pretty village of Langham, which is situated six miles north-east of Colchester within striking distance of the Dedham Vale which is an Area of Outstanding Natural Beauty. With a village pub, schools close by and a strong sense of community Langham is a well regarded village in which to live.

Numerous other charming villages and market towns are only a stones throw away, to name a few, Nayland, Higham, East Bergholt, Dedham and Hadleigh are all within a 15 minute drive. Most of these villages provide their own range of independent shops and public houses. The wider area has several local golf clubs, numerous beautiful walks, bird watching and sailing along Essex and Suffolk's coast, as well as the River Colne and Stour.

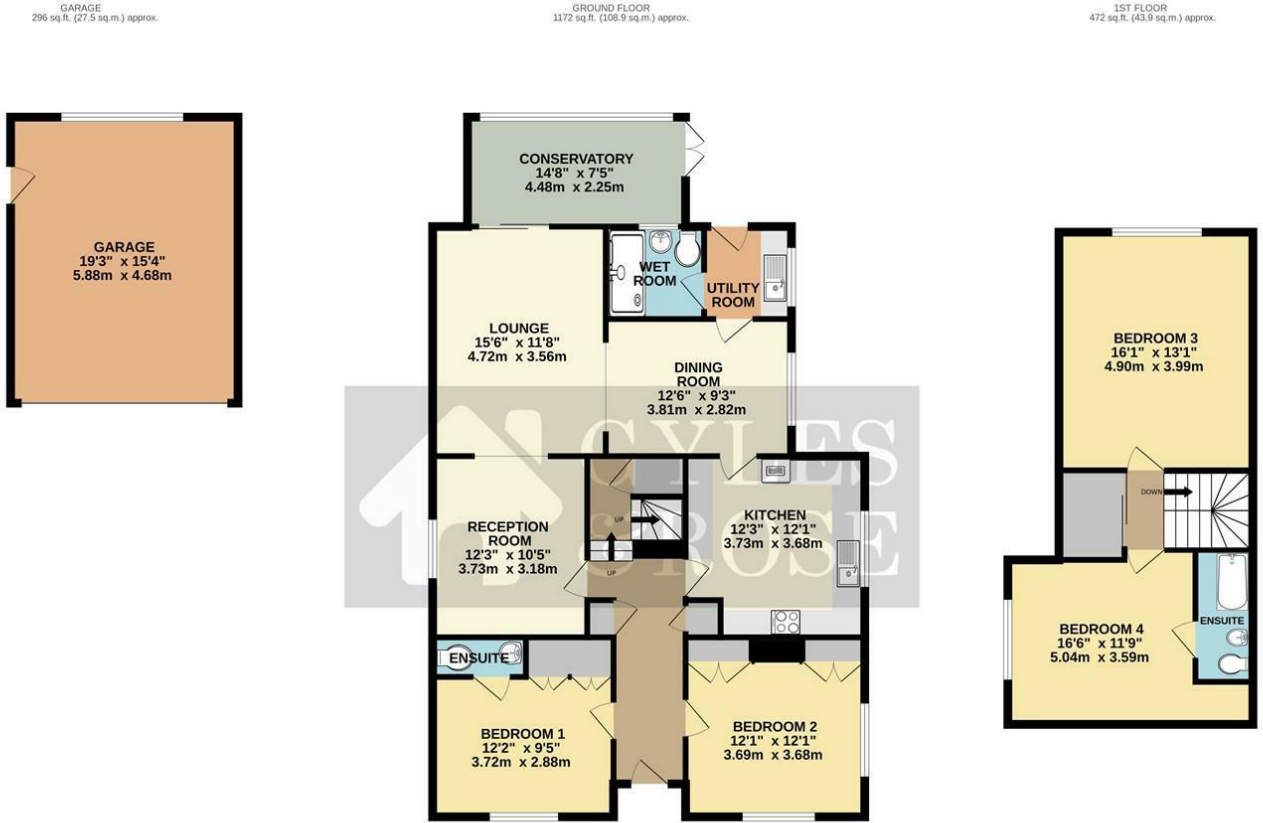
The area is also extremely well connected; nearby Colchester's train station provides regular rail services to London Liverpool Street, from 50 minutes. The A12 is easily accessed from the area and offers access to the M25, London, Suffolk's coastline and the South-East.

Further Information

Tenure: Freehold
Council: Colchester
Council Tax Band: D
Property Construction: Brick
Sewage and Water Mains
Oil Central Heating
Solar



Floor Plan



TOTAL FLOOR AREA : 1940 sq.ft. (180.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
 (82-91) A (69-81) B (55-68) C (39-54) D (21-38) E (1-20) F (1-20) G	82	 (81-91) A (69-80) B (55-68) C (39-54) D (21-38) E (1-20) F (1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	