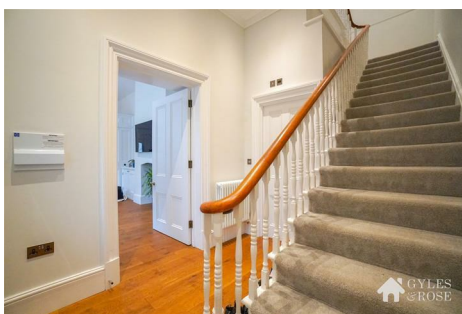




The Sergeants Mess, Colchester

This impressive property perfectly blends Victorian elegance with modern luxury, showcasing original decorative features, bespoke sash windows, and restored wood panelling. The bright, spacious living areas seamlessly lead into a stylish open-plan kitchen, while the opulent bedrooms boasts en-suites and stunning views.

Guide price £550,000

Le Cateau Road

Colchester, CO2



- Retains much of its original Victorian charm
- Modern interior
- Spacious and light-filled
- Manicured garden
- Open-plan Kitchen
- 2 Double bedrooms with with en-suite bathing and dressing areas
- Wooden Flooring with underfloor heating
- A short walk to the city centre
- Private access to Historic Roman Ruins
- Guide Price £550,000 - £575,000

The Property

This Grade II listed home, originally built with exceptional Victorian architectural merit, seamlessly bonds historical charm with modern luxury.

Upon entering, the sense of space and light as well as a beautiful ornate and original stairwell sets the tone for this meticulously restored home.

The Sergeants Mess retains much of its original Victorian features, including decorative fixtures, bespoke sash windows, and reinstated wood panelling, all of which have been faithfully replicated where necessary.

The living spaces are spacious and light-filled, with a seamless transition from the airy living room via double doors. The open-plan Nicholas Anthony kitchen features sleek grey cabinetry complete with a stylish island. The room is perfectly complimented by beautiful wooden style flooring with underfloor heating which runs throughout the ground floor. There is also direct access to a wide rear patio creating the perfect entertaining space.

Upstairs, two double bedrooms with en-suite bathing and dressing areas offer luxury and comfort, while a third spacious room provides flexibility as a bedroom or study. Every room in this home balances elegance, functionality, and luxury, with soft lighting, plush carpets, and carefully curated furnishings that make each space a serene retreat. With picturesque views connecting the interior to the surrounding historic environment, this home offers a perfect blend of heritage and modern-day living.

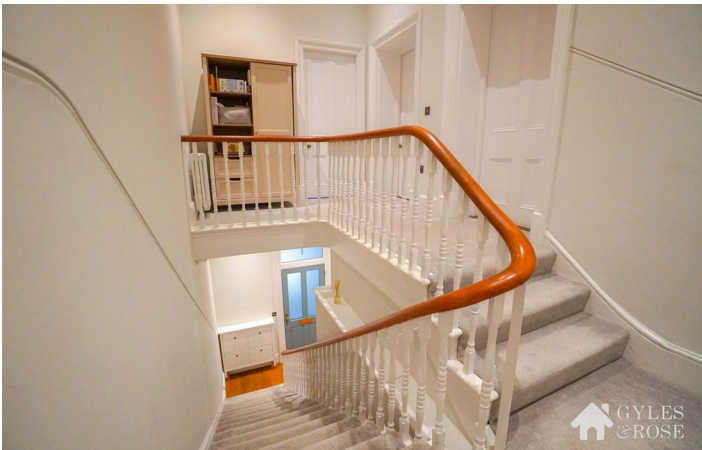
The Outside

This stunning home features a private offering a secluded outdoor space. The garden enjoys sunshine throughout the afternoon and is designed to be easily maintainable, ensuring a pleasant but manageable outdoor area for residents.

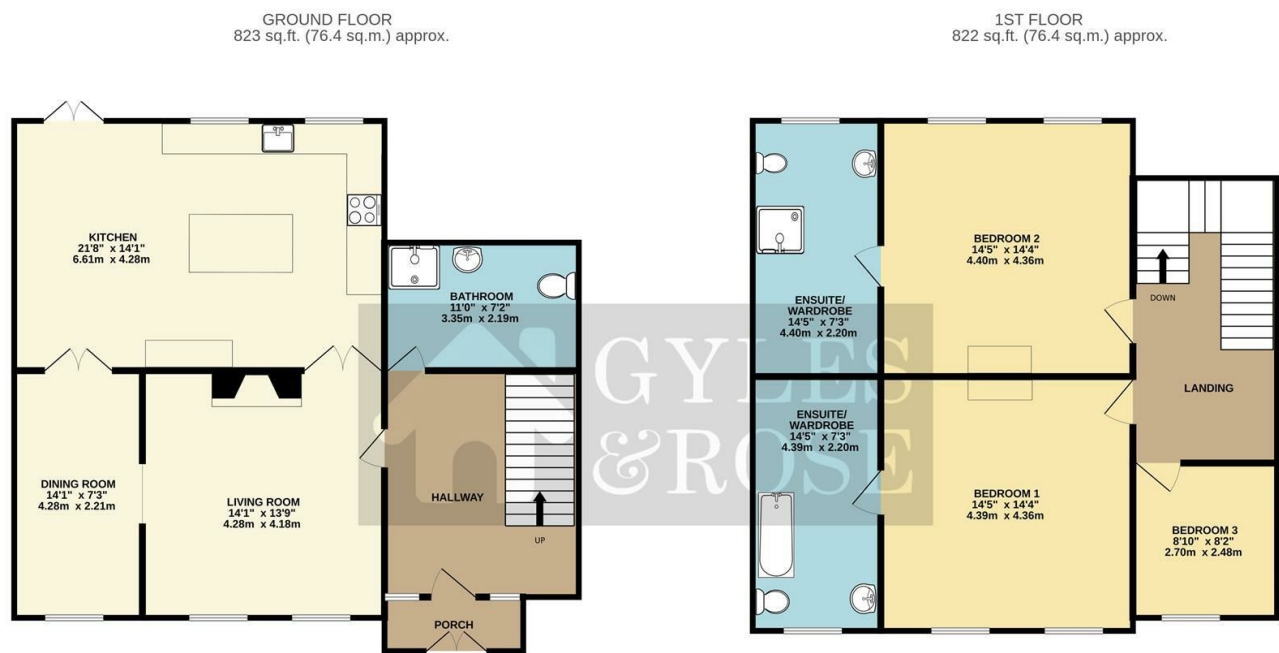
The exterior of The Sergeants Mess has been thoughtfully restored, featuring new plantings and classically styled balustrades that enhance the original entrances.

The property offers secure, dedicated parking spaces and a gated communal lawn at the front, blending privacy with a sense of community.

This careful balance of traditional and modern design ensures security in this heritage-rich environment.



Floor Plan



TOTAL FLOOR AREA: 1645 sq.ft. (152.8 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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