

oakheart



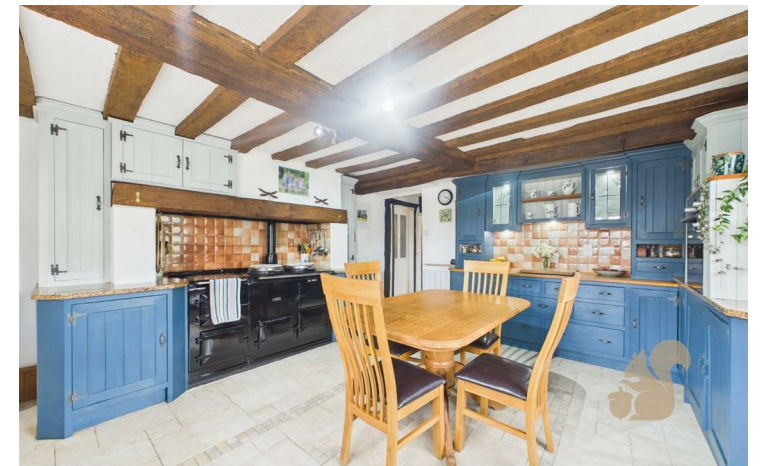
£950,000

London Road, Stanway, Colchester

An exceptional Grade II Listed five-bedroom detached farmhouse with a two-bedroom detached annexe, situated on a generous three-quarters of an acre plot in the highly sought-after Stanway area to the west of Colchester. Dating back to the 17th century, this distinguished home exudes character and charm throughout, showcasing a wealth of original period features tastefully complemented by sympathetic renovations carried out by the current owners. Perfectly positioned within walking distance of local amenities, countryside walks, and well-regarded schools, the property also offers convenient access to the A12 and is just a short drive from Stane Retail Park, as well as being served by a direct bus route to Colchester's historic city centre.

The spacious and well-presented accommodation begins with a welcoming entrance hallway featuring an ornate staircase rising to the first floor. The ground floor flows beautifully between reception spaces, including a gracious living room with feature fireplace and double doors to the garden, an elegant dining room and a cosy sitting room housing a log burner within a striking brick surround. The farmhouse kitchen/breakfast room is both functional and inviting, fitted with a range of cupboards and work surfaces, integrated appliances, an electric hob and built-in oven, along with a traditional Aga. Practical additions such as a rear lobby, boot room, utility room and ground floor shower room enhance everyday convenience.

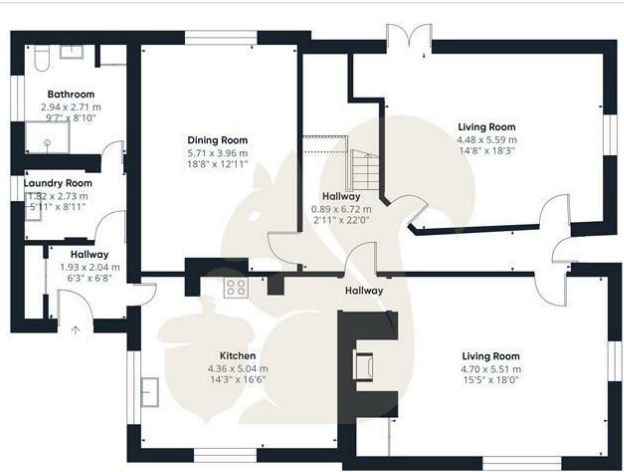
Upstairs, the property continues to impress, offering five good-sized bedrooms. The master suite enjoys dual-aspect windows, fitted wardrobes and a beautiful period fireplace, while bedroom two features an en-suite shower room and additional storage. The remaining bedrooms are all well-proportioned, and the family bathroom provides a four-piece suite including bath and separate shower.











Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



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GLA<sup>®</sup>  
213.6 m<sup>2</sup>  
2299.13 ft<sup>2</sup>  
  
Total  
272.63 m<sup>2</sup>  
2934.51 ft<sup>2</sup>

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom

----- Below 1.5 m/5 ft  
Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.


GIRAFFE360

Local Authority:  
Colchester

Tenure:  
Freehold

Council Tax Band:  
G

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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