

2 bedroom Semi-Detached House located in Colchester.

Guide Price
£350,000 - £375,000

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JOHN ALEXANDER
ESTATE AGENTS

Lexden Road
Colchester
CO3 4BZ

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FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £350,000 TO £375,000

A rare opportunity to acquire this enchanting Grade II listed 14th Century semi-detached cottage, beautifully positioned on the highly desirable Lexden Road. Brimming with period charm and original character, this delightful two-bedroom "chocolate box" home showcases a wealth of exposed timbers, historic features and carefully preserved architectural details. Complemented by beautifully manicured private gardens and a high standard of presentation throughout, the property offers a perfect blend of character, comfort and lifestyle in one of Colchester's most sought-after locations.

STEP INSIDE

Approaching the property, the attractive timber-framed façade immediately hints at the rich history and character found within. Stepping through the front door, you are welcomed into the charming living room (4.04m x 3.78m / 13'3" x 12'5"), where exposed beams create a warm and inviting atmosphere. Oak flooring flows underfoot, while the magnificent brick inglenook fireplace takes centre stage, complete with a log-burning stove that provides both a striking focal point and a cosy setting for relaxing evenings.

Leading through, the heart of the home is the impressive handmade shaker-style kitchen/dining room (4.84m x 3.92m / 15'11" x 12'10"). Beautiful timber worktops are perfectly complemented by a traditional Butler sink, terracotta tiled flooring and a classic range cooker, creating a space that effortlessly blends period character with everyday practicality. The dining area provides ample room for entertaining family and friends, while a useful utility room offers additional storage and laundry facilities.

Stairs rise to the first floor where the cottage's historic charm continues. The principal bedroom (3.81m x 3.33m / 12'6" x 10'11") is a wonderfully characterful retreat featuring exposed timbers and views over the attractive gardens. The second bedroom (3.79m x 2.94m / 12'5" x 9'8") is equally appealing and would serve well as a guest room, child's bedroom or home office. Both bedrooms are served by a well-appointed family bathroom (2.48m x 1.88m / 8'2" x 6'2").

STEP OUTSIDE

Outside, the property enjoys beautifully maintained, private gardens which have been thoughtfully landscaped to create a peaceful and secluded outdoor space. A generous patio area provides the perfect setting for al fresco dining and summer entertaining, whilst manicured lawns, mature planting and neatly clipped hedging enhance the sense of privacy. A particularly noteworthy addition is the hand-built timber shed, fully insulated and benefiting from power, making it ideal as a workshop, studio, hobby room or home office.







THE LOCATION

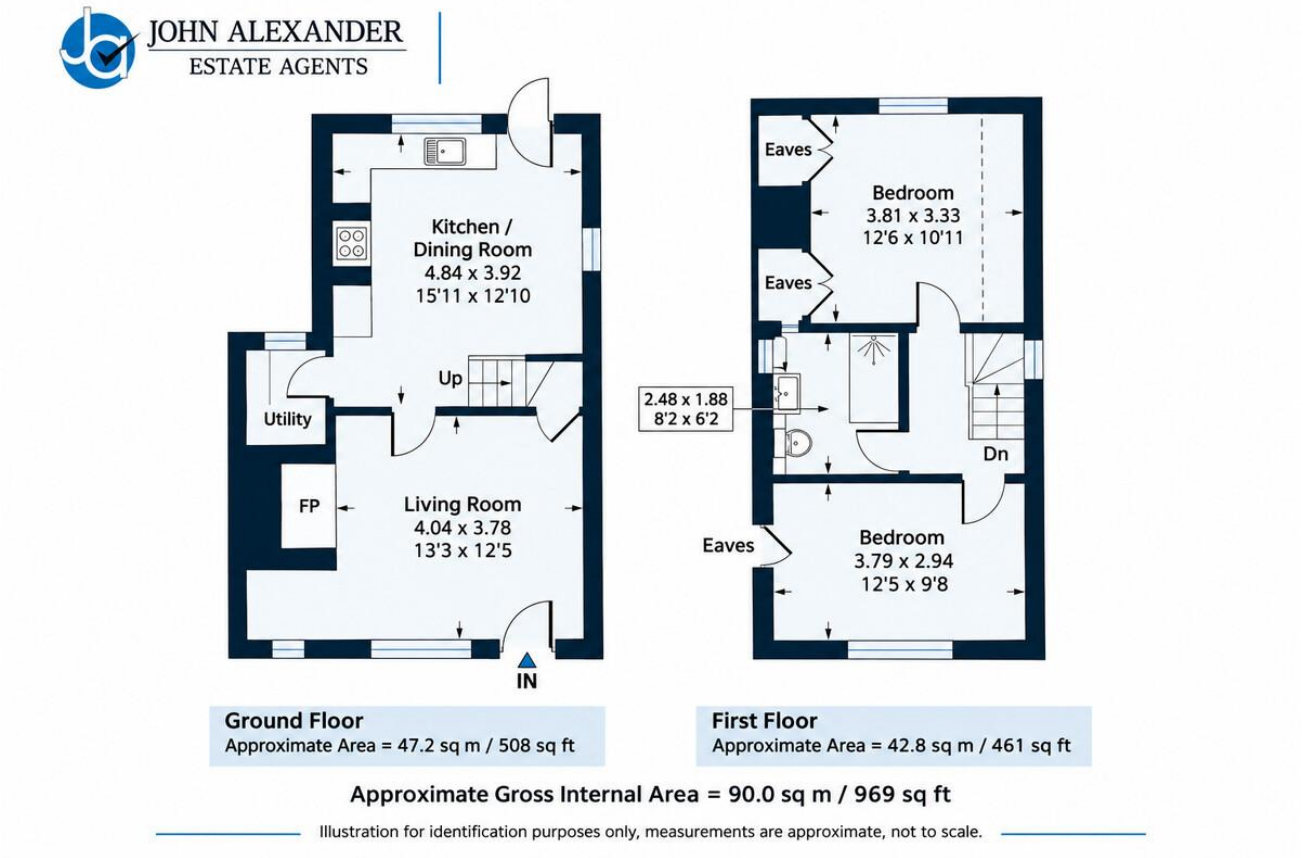
Lexden is widely regarded as one of Colchester's most prestigious residential districts, offering a perfect balance of convenience and lifestyle. Colchester City Centre is within easy reach, providing an excellent selection of shops, restaurants, cafés and leisure facilities. Both Colchester North and Colchester Town railway stations are readily accessible, offering direct services to London Liverpool Street, making the property ideal for commuters. The area is well served by regular bus routes and benefits from easy access to the A12, connecting to Chelmsford, Ipswich, London and beyond. A range of highly regarded state and independent schools are nearby, including Philip Morant School, Colchester County High School for Girls, Colchester Royal Grammar School and St Mary's Independent School. Residents can also enjoy nearby green spaces including Lexden Park, Hilly Fields and the picturesque grounds of historic Lexden.

AGENTS NOTES

These particulars are issued for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and measurements are approximate. Fixtures, fittings, and contents are subject to separate negotiation unless explicitly included.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

FLOORPLAN



DIRECTIONS

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