



Moor Road, Langham
£550,000

Property Overview

An attractive and characterful detached Georgian former public house, beautifully positioned within a sought-after semi-rural village setting and offering a wonderful blend of period charm, family space and everyday practicality.

Unlisted and therefore offering a welcome degree of flexibility, this distinctive double bay-fronted home immediately conveys a sense of history and individuality. Its handsome façade provides excellent kerb appeal, while internally the accommodation has been arranged to suit modern family living, with well-proportioned reception spaces and a comfortable, welcoming flow throughout.

The entrance hall gives a fitting introduction to the home, leading to the principal ground floor rooms. To the front, the sitting room enjoys the character and proportions one would expect from a property of this age, creating an inviting space for relaxing or entertaining. A separate family room provides further versatility, ideal as a snug, playroom, home office or informal reception room, depending on lifestyle needs.

To the rear, the kitchen/dining room forms the natural heart of the home, offering space for day-to-day family life, relaxed dining and entertaining. With direct connection to the garden, it is a room that lends itself well to both practical use and sociable living. A cloakroom completes the ground floor accommodation.

On the first floor, there are four bedrooms, providing excellent flexibility for families, guests or those working from home. The principal bedroom benefits from its own en-suite, while the remaining bedrooms are served by the family bathroom.

Outside, the property continues to impress with an enclosed rear garden, offering a private and secure space for children, pets, summer dining and outdoor entertaining. To the front, a driveway provides off-road parking, adding to the practicality of the home.





- FOUR BEDROOM DOUBLE BAY FRONTED DETACHED HOME
- DRIVEWAY PARKING
- KITCHEN DINING ROOM
- ENCLOSED REAR GARDEN
- DOWNSTAIRS WC
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- A FORMER 19TH CENTURY PUBLIC HOUSE
- VIEWING HIGHLY ADVISED

Property Setting:

Langham is a highly regarded North Essex village, beautifully positioned just to the north-east of Colchester and set amidst attractive countryside on the edge of the Dedham Vale National Landscape. Offering the charm and community spirit of traditional village life, it remains wonderfully convenient for access into Colchester, the A12 and the surrounding villages of Dedham, Boxted and Stratford St Mary.

The village is well served by a range of local facilities, including a community shop, village pub, parish church, community centre, recreation ground and schooling, helping to create a friendly and well-connected rural setting. The surrounding countryside provides excellent opportunities for walking, cycling and enjoying the Stour Valley landscape, with nearby Dedham and Constable Country offering riverside walks, independent shops, cafés, restaurants and historic scenery.

For more extensive amenities, Colchester city centre is within easy reach and provides a comprehensive range of shopping, leisure, cultural and educational facilities, including restaurants, theatres, galleries, private and state schooling, and mainline rail services to London Liverpool Street. The nearby A12 also gives convenient road links towards Ipswich, Chelmsford, the wider Essex/Suffolk borders and London.

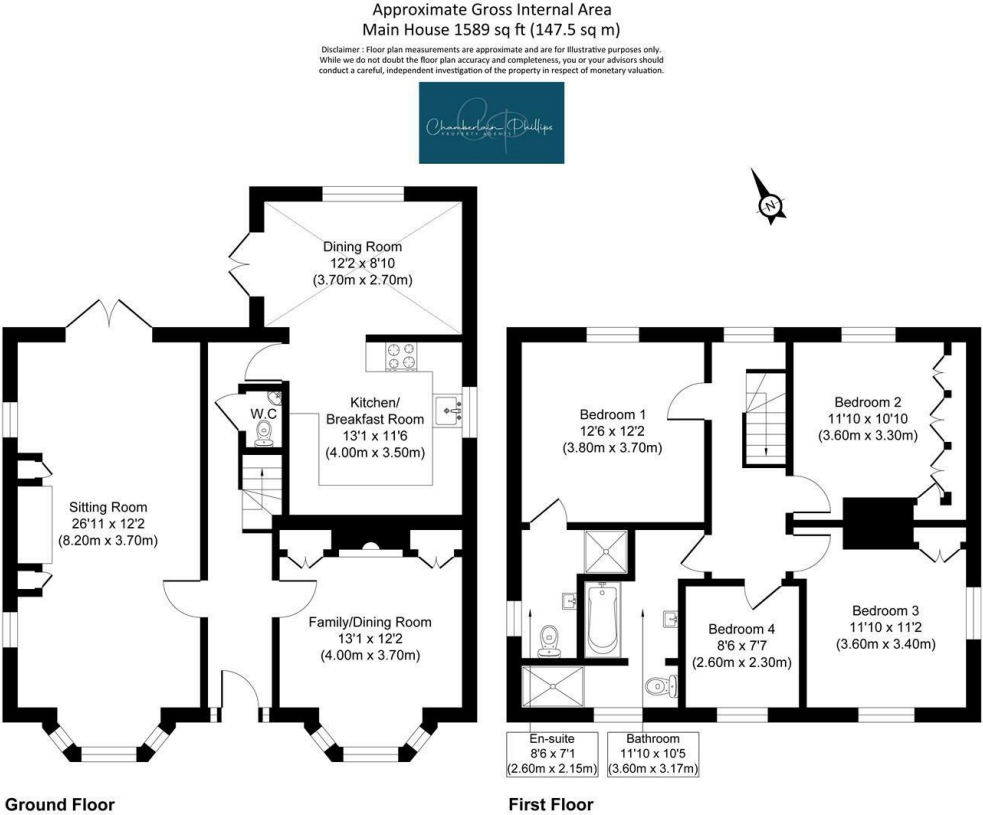
Langham therefore offers an appealing balance of village character, countryside surroundings and practical accessibility, making it a sought-after location for those looking to enjoy a quieter rural lifestyle without being disconnected from everyday amenities.

Important Information:

Tenure - Freehold
Council Tax - Band E
Services Connected - Electric/Water/Drainage
Heating - Biomass boiler via radiators
Telephone & Broadband - O2 Likely
Broadband - Ultrafast broadband is available



Floor Plan



Viewing

Please contact our Chamberlain Phillips Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

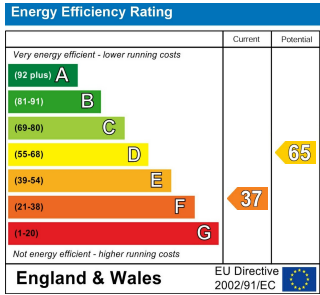
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Area Map



Energy Efficiency Graph



Council Tax Band - E

Tenure - Freehold