



Lexden Park House | CO3 3UF









STEP INSIDE

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At the front of Lexden Park House, a pillared entrance with two sets of double doors leads into the communal entrance hall. Stairs ascend to all levels, with the apartment privately positioned on the top floor. The personal entrance hall immediately sets the tone for this beautifully interior-designed home, where elegance, proportion and considered detailing feature throughout.

The accommodation flows seamlessly into a generous lounge, retaining many hallmarks of its Victorian heritage, including sash windows, deep skirting boards, high ceilings and an ornate feature fireplace. These period details have been thoughtfully incorporated into a sophisticated interior scheme by the current owners, with a refined palette, bespoke detailing and exceptional quality of finish. Far-reaching views can be enjoyed from every window.

The layout has been thoughtfully reconfigured to create an additional bedroom, currently used as a secondary sitting room and study. Bedroom two continues the theme of high ceilings and features luxurious, bespoke handmade wardrobes. The newly fitted family bathroom is beautifully appointed with a double vanity, terrazzo floor tiles, Crittall-style shower doors and feature mirror lighting. The Italian-lacquered kitchen is fully fitted with high-end German appliances, while a central island provides a stylish space for dining and entertaining.

Stairs rise to the first floor, revealing the principal suite, complemented by a bespoke walk-in dressing room leading through to a private marble en-suite bathroom. Bespoke joinery and carefully considered finishes continue throughout, creating a refined and cohesive private retreat.

SELLER'S INSIGHT

When we first viewed the property, we were told that other prospective buyers had been put off by its condition, but we immediately saw its potential and knew this would be our future home. We feel privileged to have been its guardians, restoring the home to its former glory while respecting its history and wonderful character.

The views across Lexden Park and towards the pond never tire, changing beautifully with the seasons. Despite being so centrally located, the setting feels wonderfully secluded, as though you are somewhere entirely different. It has been a joy to live here, and we hope its next owners will appreciate this very special home as much as we have.



STEP OUTSIDE

OUTSIDE & LOCATION

There are two private parking spaces along with visitor parking, plus an additional lower ground floor cellar which the owners have dry-lined to provide additional storage.

Lexden Park is located towards the West side of Colchester, in the sought-after Lexden location. The property allows a short stroll into the town centre with good shopping facilities, restaurants, cinema and galleries. It is within walking of outstanding schools, including Colchester County High School for girls, St Mary's School for girls and Colchester Royal Grammar School, which are well-recognised among some of the finest schools in the country. Adjacent to the residence is Lexden Park, which is a nature reserve extending to around 20 acres, the meadow contains Lady's bedstraw, lesser stitchwort, knapweed and greater birds foot trefoil. Lexden Springs & Hilly Fields Nature Reserve are close by, comprising a wonderful 80-acre green with a variety of scenic walks, nature trails and various events being held throughout the year. The A12 is within easy access and offer routes to Ipswich, Chelmsford and London. Colchester's mainline railway station is just a short drive away and offers direct links to London Liverpool Street in around 50 minutes.

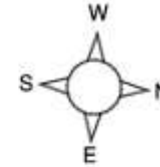
AGENTS NOTE

Share of Freehold, Lease Start Date: 05/07/1994, Lease Term: 999 years from 6 July 1994, Lease End Date: 06/07/2993.

Service Charge (including buildings insurance and estate management charges) was £2964.64 for period 01/07/25 to 31/12/25. Of this, £1500 was a contribution to a reserve fund and this is likely to decrease for future payments.

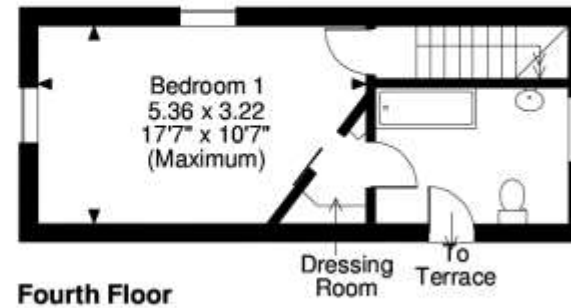
These particulars are issued for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and measurements are approximate. Fixtures, fittings, and contents are subject to separate negotiation unless explicitly included.

Lexden Park House, Lexden Park, Colchester
Approximate Gross Internal Area
1749 Sq Ft/163 Sq M



Basement

Third Floor



Fourth Floor



**Roof Terrace
Fourth Floor**

RICHARD SEELEY
 SALES MANAGER

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	72 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright Â© 2020 Fine & Country Ltd. Registered in England and Wales. Registered in England and Wales Company Reg No. 11296892 Registered Office: Country Estates Limited, Carter Court, Midland Road, Hemel Hempstead, Herts HP2 5GE.

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Fine & Country Colchester
Tel: +44 (0)206 878155

colchester@fineandcountry.com

99 London Road, Stanway, Colchester, Essex, CO3 0NY



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