3 bedroom Cottage located in Fordham Heath.

Guide Price
£250,000 - £300,000

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JOHN ALEXANDER
ESTATE AGENTS

Huxtables Lane
Fordham Heath
Colchester
CO3 9TJ

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FULL DESCRIPTION

OVERVIEW
Nestled in the sought-after village of Fordham Heath, this charming three-bedroom Victorian period home on Huxtables Lane blends immense potential with character in a peaceful semi-rural setting.
While the property boasts original features and spacious living areas ideal for families, it requires a program of modernisation and improvement work to bring it up to its full potential. A Level 3 Survey is available for interested parties to review. Located just a short drive from Colchester, residents benefit from excellent local amenities, reputable schools, and convenient transport links, making this an ideal project and retreat with easy access to town and countryside alike.

STEP INSIDE
Stepping through the entrance door, you arrive in a welcoming Entrance Hall, which sets the tone for this character-filled home with its original features and cosy charm. From here, a door leads into the Kitchen/Breakfast Room (3.80m x 3.66m / 12'6" x 12'0"), a generous space fitted with a range of units, worktops, and provisions for utilities, complemented by a stable door that opens to the side of the property for easy access to the rear garden.

Adjacent to the kitchen is the Shower Room (2.70m x 2.30m / 8'10" x 7'7"), conveniently located on the ground floor. Moving back through the hall, you enter the Reception Hall, which connects the two reception rooms: the Dining Room (3.27m x 3.17m / 10'9" x 10'5"), ideal for family meals, and the Lounge (4.23m x 3.07m / 13'11" x 10'1"), a cosy space perfect for relaxing.

Ascending the staircase from the reception hall, the first floor opens onto a landing that serves three bedrooms. The Principal Bedroom (3.18m x 2.91m / 10'5" x 9'7") comfortably accommodates a double bed and includes fitted furniture. The Second Bedroom (2.90m x 2.23m / 9'6" x 7'4") is a single room with a rear-facing window, while steps lead up to the Third Bedroom (3.80m x 2.43m / 12'6" x 8'0"), a versatile space that could serve as a nursery, dressing room, or home office, with additional storage in the eaves. Though in need of some modernisation, this property offers a wonderful opportunity to create a bespoke home full of character.

STEP OUTSIDE
The garden is predominantly laid to lawn and is bordered by mature trees and hedging, creating a private and tranquil setting. A pond adds a charming focal point to the outdoor space. At the front of the property, there is off-road parking for two vehicles situated directly in front of the double garage.

THE LOCATION
The property sits on the edge of Fordham Heath, near allotments and sports fields including a cricket ground- ideal for countryside walks. It's part of Eight Ash Green, a well-served area offering a dental practice, the Cricketers pub and restaurant, other dining options, a petrol station with a shop, and a primary school. Conveniently located just off the A1124 and close to the A12 at Tollgate, residents benefit from nearby retail parks and access to Stanway Secondary School. Mainline rail services to London Liverpool Street are available from both Marks Tey and Colchester.





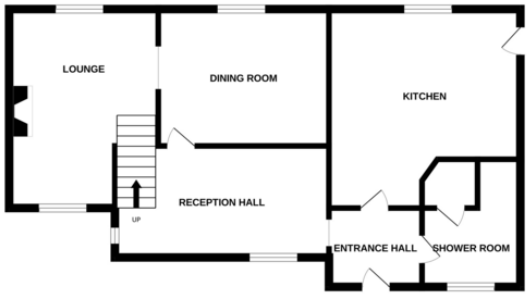




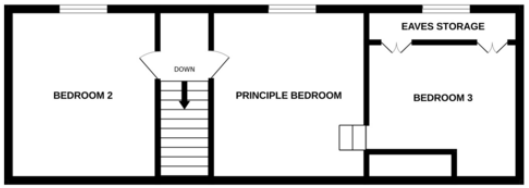


FLOORPLAN

GROUND FLOOR



1ST FLOOR



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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DIRECTIONS

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