



NP NICHOLAS
PERCIVAL

For Sale. 195A Lexden Road

Lexden, Colchester, Essex CO3 4BH

Incorporating **BS** BIRCHALL
STEEL



A Unique Five-Bedroom Home in the Heart of Lexden

Nestled within a private and secluded setting in the highly sought-after area of Lexden, this exceptional five-bedroom home is rich in history and charm. Originally built in 1842 as a school, 'The Old School House' was sympathetically converted into a residence in the 1930s and has since been thoughtfully enhanced by the current owners. The result is a truly distinctive family home that seamlessly blends period character with modern comfort.

Tenure Freehold | EPC E | Council Tax Band E
Mains Gas Water, Drainage and Electricity Connected



Step Inside

This remarkable property offers spacious and versatile accommodation, featuring five well-proportioned bedrooms and two bathrooms. Throughout, you'll find an abundance of original features, including vaulted ceilings, exposed beams, and historic metalwork, all complemented by gas central heating and modern utilities.

The welcoming entrance hall retains original red floor tiles, echoing those found in nearby St Leonard's Church, reflecting the property's heritage. A secondary entrance provides a practical space for coats and shoes.

The lounge is an exceptional space, featuring a large statement window, a mezzanine snug area, and elegant French doors opening to a view of the rear garden. A striking log burner and original half wood panelling create a warm yet stylish living environment, enhanced by the impressive vaulted ceiling.

The fitted kitchen offers a range of traditional-style units, with space for essential appliances, and features a charming barn door leading to a courtyard style area and the wraparound garden.

Adjacent is a spacious dining area—perfect for entertaining family and friends.

Upstairs, there are two bedrooms and a bathroom, making an ideal space for children or guests. On the ground floor, you'll find two further spacious bedrooms along with a principal bedroom complete with en suite. The main bathroom is designed in a bright, hotel-inspired style, featuring a shower bath.

The property also benefits from a cellar, accessed externally—ideal for storage or a wine collection.





Location

Situated in the desirable area of Lexden, the property is within easy reach of highly regarded schools, local amenities, and scenic walking routes, including access to Lexden Springs Nature Reserve. Despite its convenient position, the setting offers a wonderfully tranquil and almost rural feel—step out of your car and you are immediately met with a sense of peace and seclusion, far removed from the bustle of everyday life.

Yet, just minutes away lies the historic city of Colchester, offering an excellent selection of shops, restaurants, and mainline rail services with direct links to London Liverpool Street and Norwich.



NP





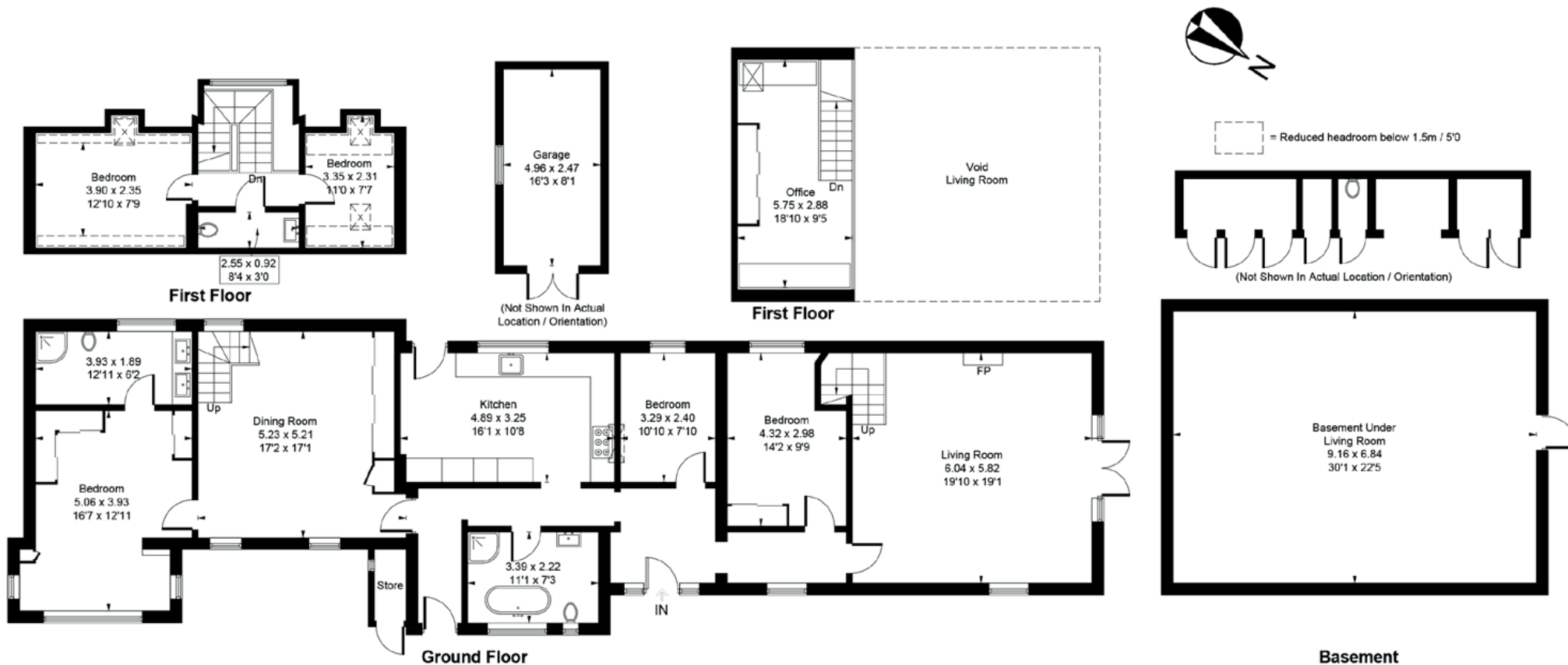


Outdoor Space

The established gardens offer both privacy and tranquillity, enclosed by mature trees and thoughtfully landscaped in a cottage style with a mix of traditional planting and lawn. The garden offers a variety of natural spaces to sit and relax, enjoying the surroundings at different times of day.

Additional benefits include off-road parking, a garage, and rear vehicle access. The garden wraps around the property and includes original brick-built school outbuildings, offering excellent storage and potential for further use.





195A Lexden Road, Lexden, Colchester, Essex CO3 4BH

Approximate Gross Internal Area = 2228 sq ft / 207.0 sq m

Basement = 676 sq ft / 62.8 sq m

Outbuildings / Garage = 233 sq ft / 21.7 sq m

Total = 3137 sq ft / 291.5 sq m



Agents Notes

- Stamp Duty Land Tax will need to be paid to purchase this property. Please use the web link to the government website : <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro> to assess your position.
- Other charges such as solicitors fees and removal costs will also need to be considered.





Viewing is strictly by appointment with the Sole Selling Agents.

NP NICHOLAS
PERCIVAL

Incorporating **BS** BIRCHALL
STEEL

01206 563222

Dan Fuller | DFuller@nicholaspercival.co.uk
Sara Wilson | SWilson@nicholaspercival.co.uk
Julie Willats | JWillats@nicholaspercival.co.uk

nicholaspercival.co.uk

Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

Our particulars are produced in good faith but can only be used as a guide to the property. If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property. Any measurements quoted are for guidance only. No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same. These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts