



**2 bedroom  
Park Home  
located in  
Colchester  
Country Park.**

Guide Price  
**£100,000 - £125,000**

Find us on..



**JOHN ALEXANDER**  
ESTATE AGENTS

# Cymbeline Way Colchester Country Park Colchester CO3 4AG



2



2



1



EPC

TBC



## FULL DESCRIPTION

### OVERVIEW

\*\*\*Guide Price Of £100,000 - £125,000\*\*\*

This stunning park home features two bedrooms, including a master with en-suite, a spacious open-plan lounge and kitchen area, and a modern shower room.

The property also benefits from a lovely veranda overlooking a stream, perfect for enjoying the surrounding setting.

### STEP INSIDE

Step inside this well-designed park home via a welcoming entrance hall, providing a practical space for coats and shoes and giving access to all areas of the home.

The spacious lounge is bright and inviting, offering a comfortable place to relax, with doors that open out onto the veranda-perfect for enjoying the outdoor space. The kitchen is positioned separately yet conveniently, featuring a dedicated dining area along with ample worktop and storage space, making it ideal for everyday living.

The same hallway leads through to the sleeping accommodation, where you will find two well-proportioned bedrooms. The master bedroom benefits from fitted storage and a private en-suite shower room, creating a peaceful retreat. The second bedroom is perfect for guests or additional family members and is served by a modern main shower room.

This thoughtfully arranged layout makes excellent use of space, combining comfort and practicality throughout this charming park home.

### STEP OUTSIDE

Externally, the property benefits from a driveway providing off-road parking for added convenience. A wrap-around veranda surrounds the park home, offering the perfect space for outdoor seating, entertaining, and enjoying the peaceful surroundings. To the front, the property enjoys attractive views overlooking landscaped gardens and a stream, enhancing the tranquil setting. To the rear, there is also a useful storage unit, providing practical additional storage space.

### THE LOCATION

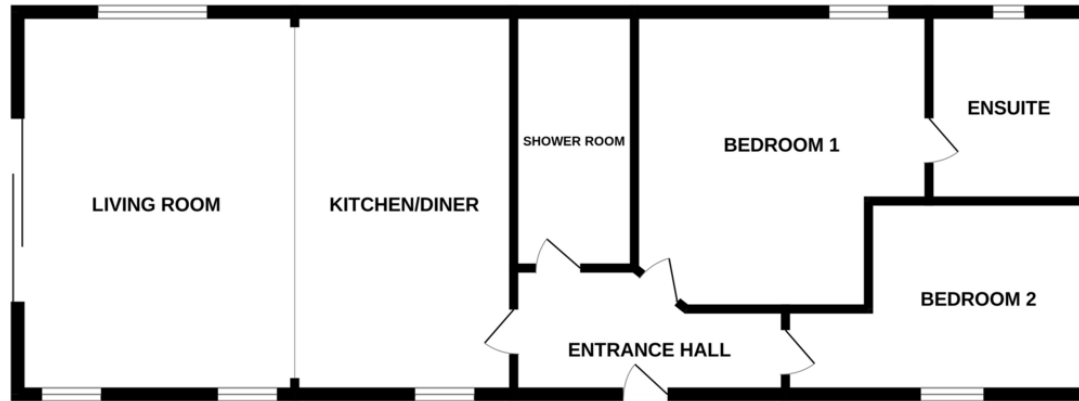
Situated at Colchester Country Park on Cymbeline Way in the sought-after area of Lexden, this location offers a perfect blend of peaceful surroundings and convenient access to local amenities. The historic city of Colchester is just a short distance away, providing a wide range of shops, restaurants, and leisure facilities, along with excellent transport links including direct rail services to London.

Lexden itself is a desirable and well-regarded area, known for its leafy surroundings and strong sense of community. The property is also ideally positioned for exploring the beautiful Essex countryside, as well as the nearby Suffolk coastline, making it an excellent choice for those seeking both relaxation and accessibility.



## FLOORPLAN

### GROUND 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.  
Made with Metropix ©2026

### DIRECTIONS

**this is a holiday home**

### CONTACT

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

**E [sales@john-alexander.co.uk](mailto:sales@john-alexander.co.uk)**

**T 01206 656007**

**[www.john-alexander.co.uk](http://www.john-alexander.co.uk)**

Find us on..



**JOHN ALEXANDER**  
ESTATE AGENTS