



**3 bedroom
Detached
Bungalow
located in
Langenhoe.**

Guide Price
£500,000 - £550,000

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JOHN ALEXANDER
ESTATE AGENTS

Pyefleet View Langenhoe Colchester CO5 7LD

FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £500,000 TO £550,000

Situated within a desirable and peaceful setting on the edge of Langenhoe, this detached bungalow presents a rare opportunity to enjoy single-storey living with open countryside views. The property offers well-balanced and adaptable accommodation, including two principal bedrooms alongside an additional versatile room, generous living space, and a private rear garden backing onto fields. With ample parking and a detached double garage, the home combines comfort, practicality, and a semi-rural lifestyle.

STEP INSIDE

The entrance leads into a welcoming hallway (7'3" x 11'5"), setting the tone for the bright and well-proportioned accommodation beyond.

From here, the home opens into a striking lounge and dining room (12'9" x 27'11"), a particularly generous space stretching across the rear of the property. Large patio doors allow daylight to pour in while also providing direct access to the garden, creating a seamless connection between indoor and outdoor living-perfect for both entertaining and quiet evenings enjoying the outlook.

The kitchen (9'9" x 12'11") is thoughtfully arranged, offering ample work surfaces and storage, with enough space to cater for day-to-day living and meal preparation with ease.

Returning to the hallway, the accommodation continues with a front-facing bedroom (10'6" x 8'1"), ideal for guests or family members. A further inner hallway (2'8" x 11'3") leads through to the remaining rooms, enhancing

the sense of separation between living and sleeping areas.

The principal bedroom (10'11" x 13'0") enjoys a peaceful position overlooking the rear garden and benefits from its own en-suite shower room (7'10" x 3'10"). A second double bedroom (12'3" x 9'11") offers comfortable proportions and flexibility. In addition, there is a further room currently utilised as a third bedroom or study, making an ideal home office or hobby space if required.

The main bathroom (7'9" x 7'5") is conveniently located and fitted to serve both bedrooms and guests alike.

STEP OUTSIDE

Approaching the property, the frontage immediately impresses with a sweeping driveway providing extensive off-road parking, complemented by a detached double garage set to the side.

The rear garden is a true highlight, extending out to meet open farmland beyond. This uninterrupted backdrop provides a sense of privacy and calm, rarely found, making it an ideal space for relaxation, outdoor dining, or simply enjoying the changing seasons.

THE LOCATION

Langenhoe is a highly regarded village known for its appealing blend of countryside surroundings and accessibility. Residents benefit from a strong community feel, nearby coastal walks, and convenient access to the neighbouring villages of Abberton and Rowhedge. The city of Colchester lies within easy reach, offering a comprehensive range of shopping, leisure, and mainline rail connections to London Liverpool Street. This location is ideal for those seeking a quieter pace of life without sacrificing connectivity.



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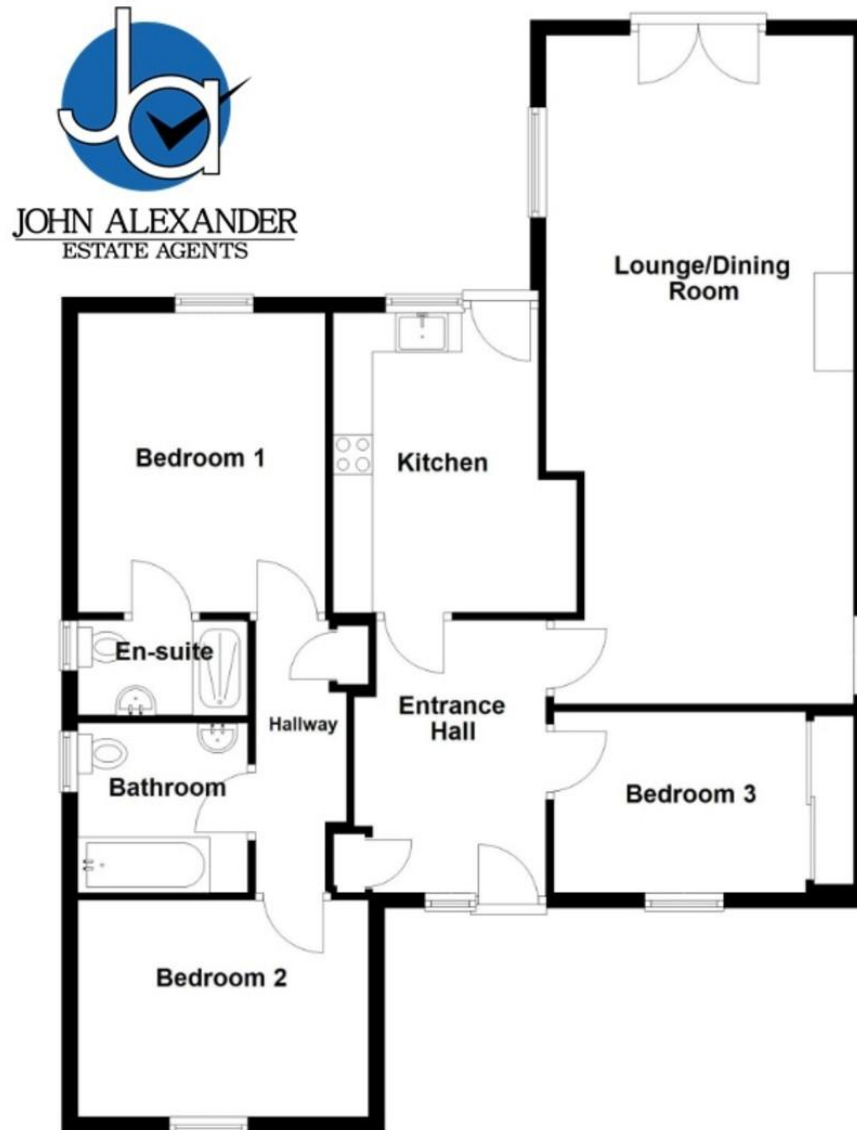
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FLOORPLAN

Ground Floor



DIRECTIONS

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