



Bakers Lane, Lexden Hamlet
£850,000

Property Overview

Set within the peaceful rural surroundings of Lexden Hamlet, this charming detached farmhouse offers a rare opportunity to acquire a characterful home with excellent future potential, all while remaining conveniently close to Colchester city centre and a wide range of everyday amenities.

Occupying a generous plot of approximately 1.2 acres, the property enjoys a wonderfully private and semi-rural setting, with space, greenery and a sense of countryside living, yet without compromising on connectivity. Nearby Tollgate and Stane Retail Parks provide a broad selection of shops and services, while excellent transport links, nearby railway stations with direct services into London Liverpool Street, and access to some of the country's finest schools further enhance the appeal of the location.

The existing farmhouse provides well-proportioned four-bedroom accommodation, ideal for family living. The ground floor includes a spacious living/dining room with fireplace, creating a warm and inviting heart to the home, together with a kitchen, cloakroom and useful boot room.

A significant feature of the property is the granted planning permission, offering exciting scope to further enhance and expand the accommodation. Colchester Borough Council planning application no: 240502

Combining rural charm, generous grounds and substantial future potential, this delightful farmhouse represents an exciting opportunity in a highly convenient yet peaceful position on the edge of Colchester.





Property Setting:

Lexden Hamlet is a highly regarded semi-rural setting on the western fringes of Colchester, offering an appealing balance between countryside surroundings and convenient access to the city. The area is known for its attractive green outlooks, established homes and quieter lanes, creating a peaceful environment while remaining within easy reach of everyday amenities.

Colchester city centre provides an excellent range of shops, restaurants, cafés, leisure facilities and cultural attractions, while nearby Tollgate and Stane Retail Parks offer convenient access to supermarkets, retail stores and services. The area is also well placed for families, with a strong selection of respected schooling available across Colchester and the surrounding villages.

For commuters, Lexden Hamlet is ideally positioned for access to the A12, connecting towards Chelmsford, Ipswich and London, while Colchester's railway stations provide direct services into London Liverpool Street. The surrounding countryside, village walks and open green spaces further enhance the lifestyle appeal, making Lexden Hamlet a desirable location for those seeking space and tranquillity without feeling disconnected.

Important Information:

Tenure - Freehold

Council Tax - Band E

Services Connected - Mains Gas/Electric/Water/Drainage

Heating - Gas boiler via radiators

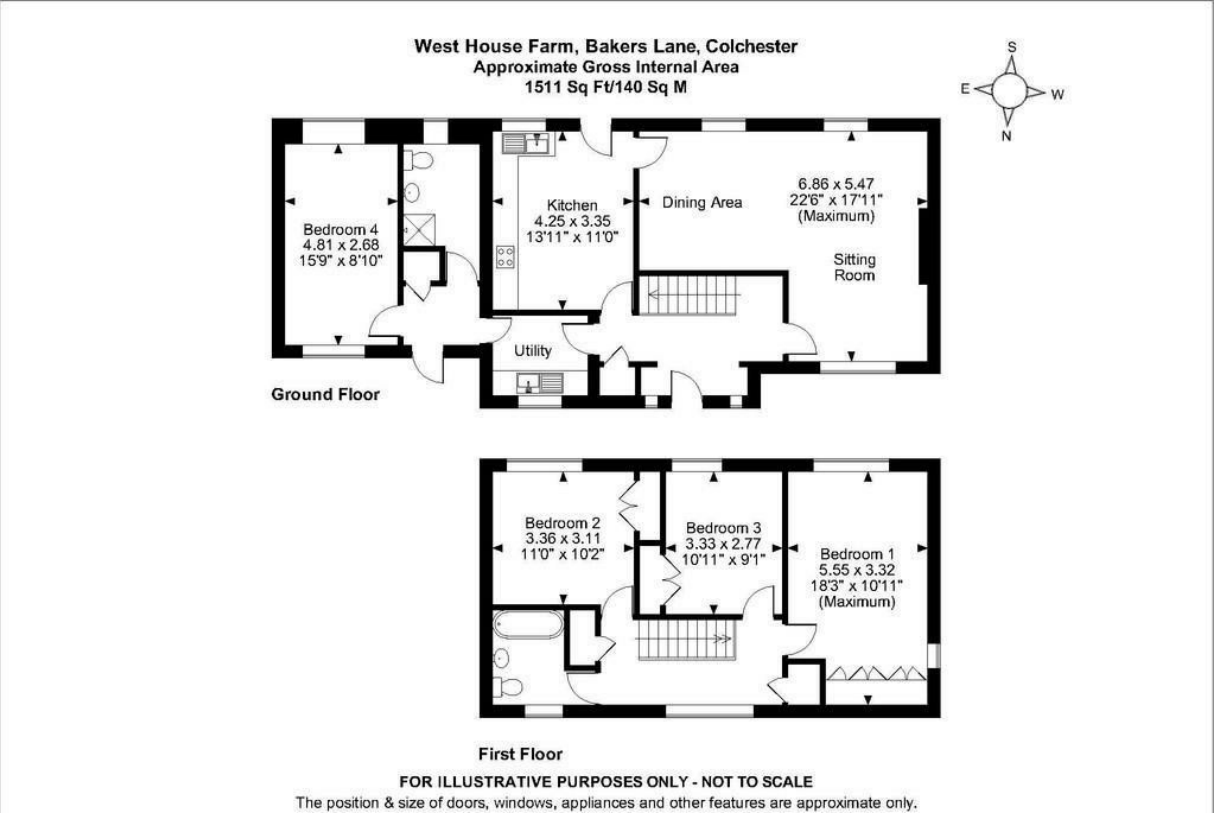
Telephone & Broadband - 02/Three/Vodafone/EE are likely

Broadband - Ultrafast broadband is available

- CHARMING DETACHED FARMHOUSE IN PEACEFUL LEXDEN HAMLET
- GENEROUS PLOT OF APPROXIMATELY 1.2 ACRES
- PRIVATE SEMI-RURAL SETTING WITH COUNTRYSIDE FEEL
- CONVENIENT ACCESS TO COLCHESTER CITY CENTRE
- FOUR BEDROOMS
- FULL PLANNING PERMISSION TO FURTHER EXTEND - APPLICATION 240502
- BACKING ONTO LEXDEN WOOD GOLF CLUB
- VIEWING ESSENTIAL



Floor Plan



Area Map



Viewing

Please contact our Chamberlain Phillips Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

