



Langham Road, Boxted

**** EQUESTRIAN ** 5 Acres ****

A fantastic opportunity to acquire a chain free entry level equestrian property.

Offers invited £550,000

Langham Road

Boxted, Colchester, CO4



- 5 Acres with Equestrian potential
- East Anglian Farm ride routes - 9 min drive (3.7 miles)
- Langham Hall Estate with gallops, arena hire & 100 acres of hacking - 8 min drive (4.6 miles)
- Boxted arena hire - 3 min drive (1 mile)
- Colchester Sports park bridleway route - 3 min drive (1.1 mile)
- Chain Free
- Cash Buyers Only

The Property

A spacious three-bedroom semi-detached home, perfect for modern living. This inviting property features a large open living space that seamlessly extends to the garden, creating an ideal setting for both indoor and outdoor entertaining. The well-appointed kitchen includes a convenient utility room, ensuring ample storage and functionality. Additionally, the ground floor offers a practical downstairs WC. Upstairs, you'll find three generously sized bedrooms, each filled with natural light, and a well-appointed family bathroom.

The Area

Boxted is a charming village in Essex. It offers a range of amenities, including schools like Boxted St Peter's Church of England Primary School and Thomas Gainsborough School. The village benefits from good transportation links, with easy access to major roads like the A134 and A12, as well as the nearby Colchester North railway station. In terms of things to do, you can visit Boxted Airfield Museum to explore aviation history, enjoy walks and cycling in the surrounding countryside, visit Dedham Vale Vineyard for wine tours, discover wildlife at Colchester Zoo, and explore the rich history of Colchester Castle. Boxted provides a wonderful blend of tranquillity, educational opportunities, convenient transportation, and recreational activities for residents and visitors alike.

Further Information

Sellers position - Chain Free

Tenure - Freehold

Council Tax - Colchester Band E

Construction - Brick

Acreage - 5

Mains Electric, Water

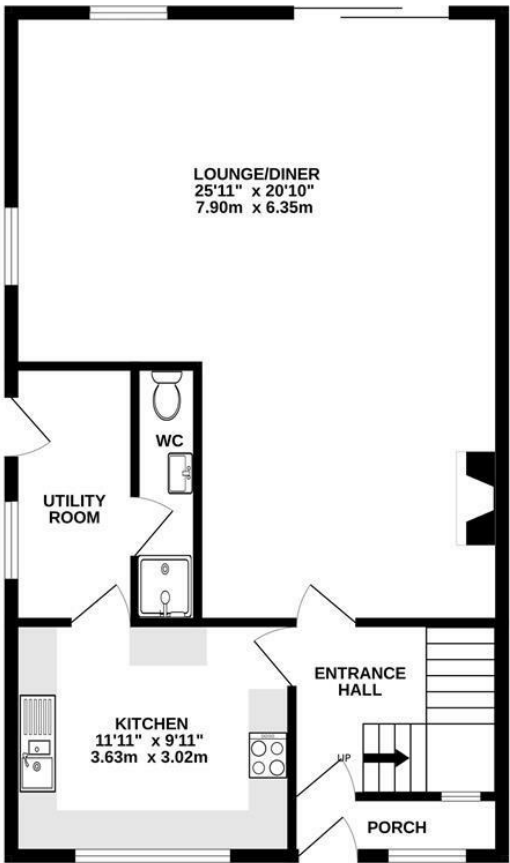
Sewerage - Septic tank

Covenant - The restrictive covenant was imposed by Essex County Council and states that the purchaser hereby undertakes with the vendor and in pursuance of Section 13 of the Essex County Council Act 1952 that the purchaser and his successors in title owner or owners for the time being the property hereby transferred shall not use or permit or suffer to be used the said property for any purpose other than that of agriculture or as a market garden and no buildings shall be erected on the said property or any part thereof except such as may be required for the aforesaid purposes and as may have first been approved by or on behalf of the vendor.

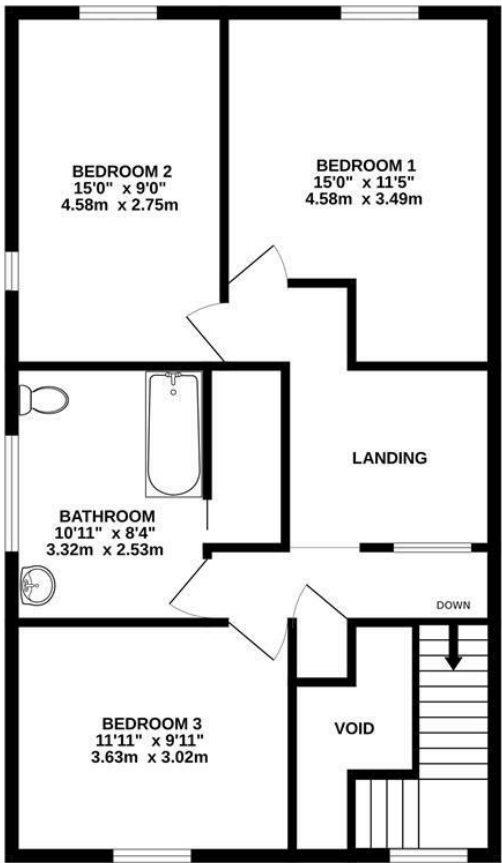


Floor Plan

GROUND FLOOR
740 sq.ft. (68.7 sq.m.) approx.



1ST FLOOR
734 sq.ft. (68.2 sq.m.) approx.



TOTAL FLOOR AREA : 1474 sq.ft. (136.9 sq.m.) approx.

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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Energy Efficiency Rating				Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs		Current	Potential	Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 plus) A			95	(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E		45		(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	