



4 bedroom Detached House located in Langham.

Guide Price
£575,000 - £600,000

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School Road Langham Colchester CO4 5PA

FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £575,000 TO £600,000
*****NO ONWARD CHAIN*****

Welcome to this stylish four-bedroom detached home in the desirable village of Langham, offering around 1,835 sq ft of versatile accommodation, including a detached garden room. Thoughtfully refurbished throughout, the property combines contemporary finishes with character features such as exposed beams and a feature fireplace. At its heart is an impressive open-plan kitchen, dining and living space, complemented by a separate sitting room and a ground floor bedroom with en-suite, ideal for flexible living. Outside, generous gardens, a spacious terrace and ample parking complete the home, which is offered with no onward chain.

STEP INSIDE

The property is approached from the front into a bright entrance hall (11'0 x 5'10) finished with flagstone flooring, fitted storage and access through to the principal rooms. The striking open-plan kitchen, dining and living space (24'6 x 14'1), a triple-aspect room with windows facing south, west and north, enhanced by exposed beams and a vaulted ceiling to create a sense of volume and light, with a charming bay window seat providing a focal point.

The kitchen is fitted with shaker-style cabinetry with hardwood-effect worktops, incorporating an oversized butler sink, integrated appliances including oven and dishwasher, and ample storage, with a continuation into a generous walk-in larder (9'9 x 4'5) offering additional shelving, work surfaces and space for laundry appliances.

A separate sitting room (14'6 x 13'6) provides a cosy retreat with a front-facing aspect and a feature log-burning stove set on a stone hearth, with adjoining access to a versatile ground floor bedroom (14'9 x 9'2) ideal as a study or playroom, which benefits from its own en-suite shower room (9'2 x 5'10) fitted with a large walk-in shower, vanity basin and concealed cistern WC, while a further cloakroom (5'10 x 2'9) completes the ground floor.

To the rear, an additional hallway (11'3 x 8'0) with garden access and housing the boiler adds further practicality. Upstairs, a spacious landing (20'0 x 6'2 max) with rooflight leads to three well-proportioned bedrooms, including the principal bedroom (15'3 x 14'2) with built-in wardrobes and a characterful fireplace, bedroom two (15'0 x 8'10) and bedroom three (11'10 x 10'10), alongside a well-appointed family bathroom (9'1 x 6'3) with bath and shower over, vanity unit and heated towel rail.

STEP OUTSIDE

Externally, the property is accessed via a shared approach with off-road parking for multiple vehicles, while the rear garden features an extensive paved terrace ideal for entertaining, leading onto a lawned area enclosed by new fencing, with pathways continuing around the property.

A detached garden room (18'1 x 17'7), formerly part of the original school buildings, provides a versatile additional space with power, lighting and direct access to the garden. To the front, mature trees, planting and lawn create an attractive setting framed by a combination of fencing styles.



4



2



3



D



EPC

F





THE LOCATION

Situated in the charming and sought after village of Langham, this property enjoys a peaceful yet well-connected setting to the north of Colchester. Langham is highly regarded for its strong sense of community, village amenities, and desirable schooling, making it particularly popular with families. The area offers a blend of countryside surroundings with convenient access to Colchester's historic city centre, providing a wide range of shopping, dining and leisure facilities, as well as mainline rail services to London Liverpool Street. Surrounded by attractive Suffolk and Essex countryside, with nearby Dedham Vale Area of Outstanding Natural Beauty, the location is ideal for those seeking a balance between rural lifestyle and commuter convenience.





School Road, Langham, Colchester, CO4 5PA



FLOORPLAN

Ground Floor



First Floor



Outbuilding



DIRECTIONS

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