

Langham Lane
Langham, CO4

Freehold
£1,250,000



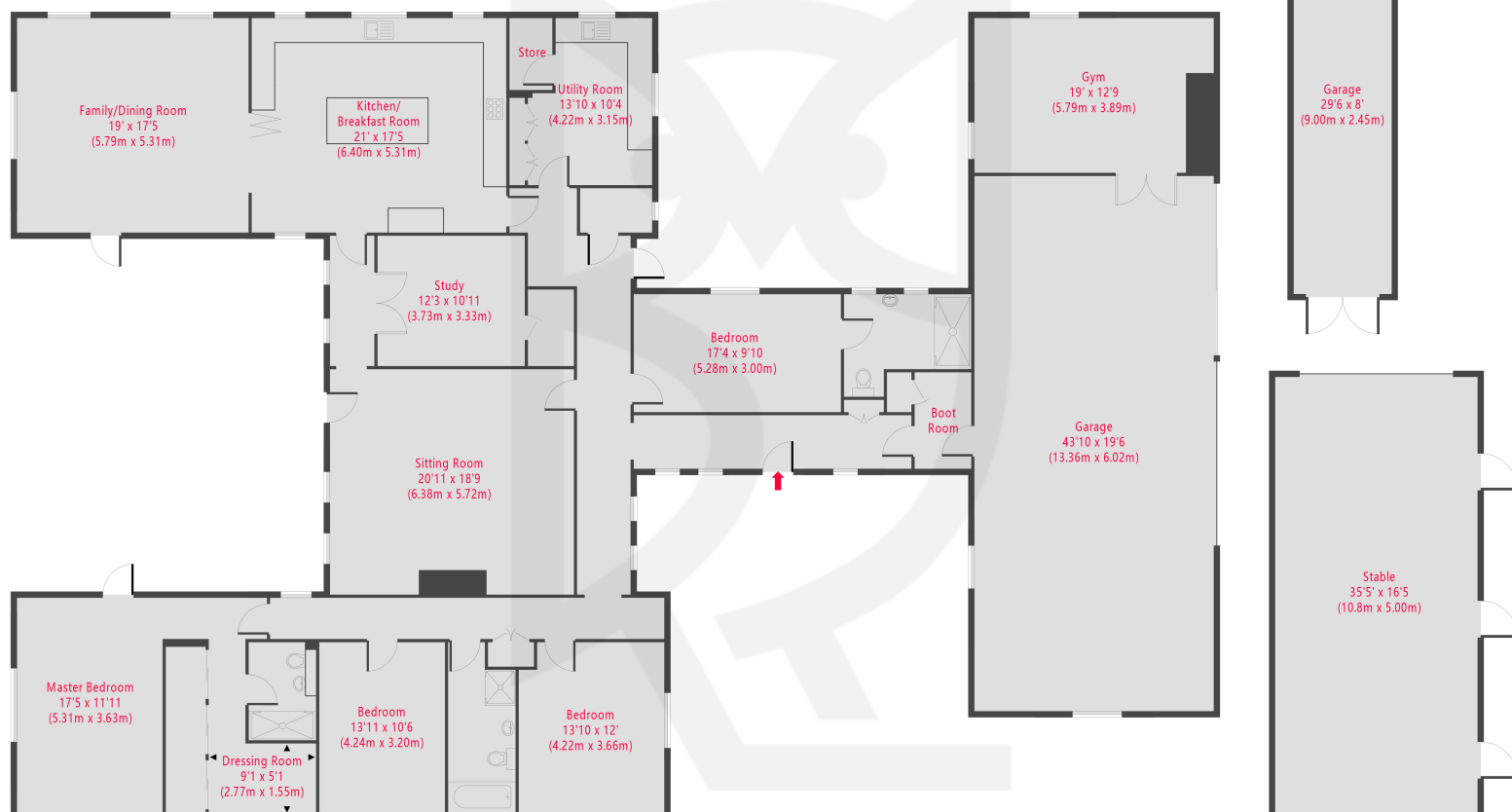
A superb, high-specification family home close to Colchester and the Dedham Vale. Includes three large outbuildings that have a variety of potential uses and 2.04 acres of south-facing private grounds/paddocks. Found on a private road with few neighbours. Chain free.



3A | MANNINGTREE ROAD | DEDHAM | CO7 6BL
Tel: 01206 911 366
E-mail: contact@bloomfieldgrey.co.uk

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Orchard House, Langham
 Approx. Gross Internal Floor Area - 4058 sq ft / 377 sq m
 Outbuildings - 822 sq ft / 76 sq m
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THE HOUSE

This bespoke detached home provides substantial living space on one level with the accommodation built on three sides of a totally private, south-facing courtyard. The house was renovated by our clients with careful attention to detail and makes the most of a fabulous plot in a highly sought after village.

As the floorplan illustrates, the kitchen/breakfast room is positioned between the sitting room and the family room. It includes a large central island and breakfast bar, extensive farmhouse style units beneath granite surfaces, all the appliances you would expect including a range cooker, plus folding doors to the dining room/family room.

The sitting room (like the family room and the master bedroom) has a door to the previously mentioned courtyard and centres on an open fireplace with an ornamental surround.

The master bedroom enjoys a triple aspect and its own dressing room and en-suite shower room. There are three further double bedrooms, one of which has an en-suite shower room and a family bathroom. All three of the bath/shower rooms are appointed with contemporary fittings. Other accommodation in the main house includes a large study, a utility room and a boot room.

THE OUTBUILDINGS

Of real note at this property are the significant outbuildings which have all been built in recent years and offer a range of possibilities including (subject to planning) conversion into additional living space or an annex. These include a 43-foot garage adjoin the house with two substantial doors, a second detached garage that measures 30-feet and a triple stable block located in the paddock. An additional room attached to the largest garage is currently in use as a gym but would suit a variety of other uses.

THE GROUNDS

The grounds total 2.04 acres and are extremely well-maintained. They commence with an extensive parking and turning area which can accommodate dozens of vehicles if required. The land continues with a large and secure south-facing garden which includes an avenue of silver birches and fruit trees. Beyond this is a good-sized, fenced paddock with a copse at its farther reaches.

THE AREA

The property is extremely well-located, being just one of three properties on a private drive in the village of Langham. It is within a short drive of the fringes of Colchester and the town's mainline station is just three miles away. Langham includes an excellent primary school, a community shop and quick access to the A12 in both directions.

POINTS TO NOTE

The property is connected to private sewerage and oil supplies. Mains water and electric. EPC rating E.

Before booking a viewing of any Bloomfield Grey instruction, we suggest that buyers view its full online details including the street-view representation, the site map, the satellite view and the floor plan. If you have any questions, then please contact Bloomfield Grey.

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