



- Magnificent Georgian Town House
- Beautifully Renovated
- Lexden Road
- Walk To The Town
- Three Reception Rooms
- Four Large Double Bedrooms
- Two Luxury Bathrooms
- Private Driveway
- Attractive Rear Garden

### St Mary's House Lexden Road, Colchester, Essex. CO3 3PT.

A truly magnificent four/five bedroom Georgian townhouse, set in a splendid position set back from Lexden Road and within walking distance of the Town, Station and some of the very finest schools in the country. The property has recently undergone an extensive programme of refurbishment and has been altered, designed and beautifully renovated throughout - Retaining all of the elegance and charm one should expect from a home of its era.





# Property Details.

## Ground Floor

### Reception Hall

Karndean flooring, radiator, restored winding staircase to lower and first levels, doors to:

### Living Room



18' 3" x 14' 9" (5.56m x 4.50m) Karndean flooring, radiator, two restored sash windows to rear, cast iron fireplace.

### Dining Room



14' 9" x 12' 9" (4.50m x 3.89m) Karndean flooring, radiator, restored sash bay window to front with original shutters, cast iron fireplace.

## Lower Ground Floor

### Hall

Karndean flooring, radiator, large walk in under stairs storage cupboard, doors to:

### Cloakroom

Karndean flooring, radiator, low level WC, pedestal hand wash basin, inset LED spotlights, extractor fan.

## Family Room



14' 7" x 9' 9" (4.44m x 2.97m) Karndean flooring, radiator, restored sash window to front, feature fireplace.

## Kitchen/Diner



16' 7" x 14' 9" (5.05m x 4.50m) Karndean flooring, radiator, newly fitted range of high quality base and eye level units with Quartz working surfaces to side, built in Neff electric double oven, built in dishwasher and fridge/freezer, inset sink unit, centre island with solid oak working surfaces, inset five ring Neff induction hob and extractor hood above, built in wine fridge and seating for several people under, inset LED spotlights, two sets of double glazed French doors to rear, floor to ceiling fitted pantry cupboards.

## Utility Room

8' 5" x 7' 3" (2.57m x 2.21m) Karndean flooring, further fitted high quality units with Quartz working surfaces to side, space/plumbing for hidden washing machine and tumble dryer, inset sink unit, inset LED spotlights, arch to:

## Outer Lobby

Karndean flooring, door to side leading to external staircase and walk in boiler house, feature brick arch, log storage area, opening to:

# Property Details.

## Wine Store

7' 9" x 6' 5" (2.36m x 1.96m) An ideal space for storing large quantities of wine.

## First Floor

### Landing

Staircase to second floor, radiator, doors to:

### First Floor Cloakroom

Karndean flooring, radiator, low level WC, pedestal hand wash basin, inset LED spotlights, extractor fan.

### Master Bedroom



18' 2" x 14' 7" (5.54m x 4.44m) Radiator, two restored sash windows to front, cast iron fireplace.

### Bedroom Two

14' 7" x 12' 5" (4.44m x 3.78m) Radiator, window to rear, further restored sash window to rear, feature fireplace.

### Bathroom

Karndean flooring, heritage style suite comprising of heated towel rail, low level WC, pedestal hand wash basin and panel bath with fully tiled surround and shower over, inset LED spotlights, window to rear.

## Second Floor

### Second Floor Landing

A large galleried landing into which light pours via a fabulous glass skylight, with radiator, walk in airing cupboard, doors to:

### Bedroom Three

18' 1" x 15' 6" (5.51m x 4.72m) Two radiators, two restored sash windows to front, feature fireplace.

### Bedroom Four

14' 7" x 10' 4" (4.44m x 3.15m) Radiator, restored sash window to rear with beautiful views over Colchester Town.

### Family Bathroom



15' 8" x 7' 4" (4.78m x 2.24m) Karndean flooring, heritage style suite comprising of heated towel rail, low level WC, pedestal hand wash basin, freestanding roll top bath and separate walk in shower cubicle with integrated rainforest shower, restored sash window to rear, inset LED spotlights, extractor fan.

### Outside

The property is set well back from Lexden Road itself and is approached by a private driveway providing off road parking for several cars. Also as previously mentioned there is a newly installed iron staircase which leads down to the lower ground level and a door accessing the utility room.

### Rear Garden



To the rear of the property there is an attractive garden, beautifully landscaped to a low maintenance design. The garden itself features a paved sun patio accessed via the French doors from the kitchen, the remainder is shingled with raised bed borders and a gate providing rear access.

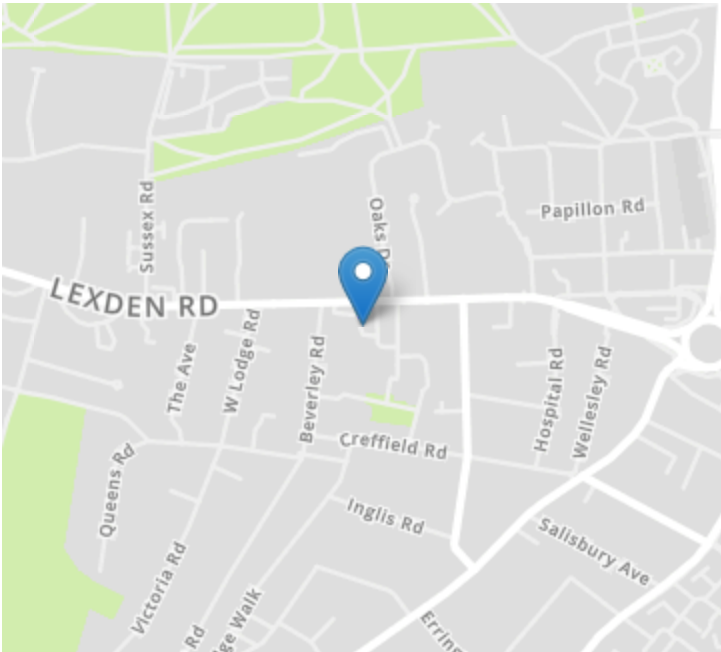
# Property Details.

## Floorplans

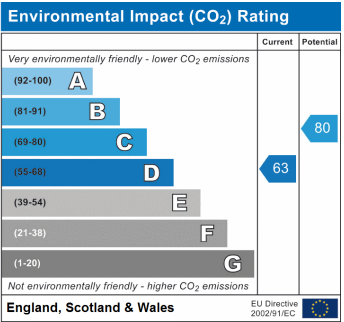
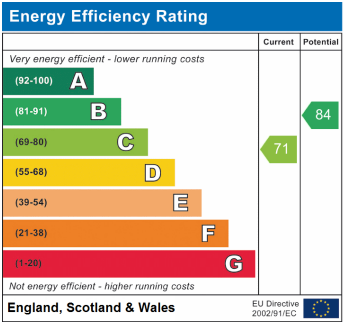


Not to Scale.  
For Illustrative Purposes Only.

## Location



## Energy Ratings



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.