



- Elegant, Newly Built Detached Gate House
- Spectacular Setting In Lexden
- Large Living Space
- Fabulous Kitchen/Diner
- Two Double Bedrooms
- Luxurious Bathroom
- Beautiful Orangery Spanning Across Rear
- Private Driveway
- Generous Garden

The Gate House Park Road, Lexden, Colchester, Essex. CO3 3UL.

WATCH THE VIDEO TOUR An extremely unique opportunity has arisen to purchase this elegant, newly built two bedroom detached gate house in a spectacular setting in the heart of Lexden, within the grounds of a magnificent converted Victorian Mansion. The property itself has been designed and constructed emulating the Mansion's heritage, with truly superb attention to detail. Internally you are greeted by an impressive reception hall, which leads to two double bedrooms, a large living room featuring a stunning restored fireplace, a fabulous kitchen/diner, a luxurious bathroom and a truly beautiful orangery spanning across the rear.



Property Details.

Ground Floor

Reception Hall

Radiator, loft hatch, airing cupboard, doors to:

Living Room



18' 4" x 12' 2" (5.59m x 3.71m) Two radiators, two sash windows to side, restored original fireplace, French doors opening to private garden.

Kitchen/Diner



12' 2" x 12' 1" (3.71m x 3.68m) Luxury laminate flooring, Urban Myth designer kitchen with fitted base and eye level units, Quartz working surfaces to side and glass up-stands, range of Smeg integrated appliances comprising of electric oven and induction hob with extractor hood above, fridge/freezer, washer/dryer, dishwasher and microwave oven, two sash windows to side, inset LED lighting, inset sink unit, French doors opening to:

Orangery



19' 6" x 11' 5" (5.94m x 3.48m) A fabulous, bespoke room of timber and double glazed construction. With radiator, inset spotlights and French doors opening to the rear garden.

Master Bedroom



15' 1" x 12' 1" (4.60m x 3.68m) Radiator, bay window to side with sash windows and views over Lexden Playing Fields.

Property Details.

Bedroom Two



12' 2" x 10' (3.71m x 3.05m) Radiator, sash window to front.

Bathroom



Tiled flooring, fully tiled walls, chrome heated towel rail, luxury Duravit white suite comprising of low level WC, wall mounted hand wash basin and panel bath with integrated drench shower over and an additional shower attachment, inset LED spotlights, extractor fan, obscure sash window to rear.

Outside

The property benefits from a block paved driveway to the side providing off road parking for two sizeable cars. There is also a gate providing access to the rear garden.

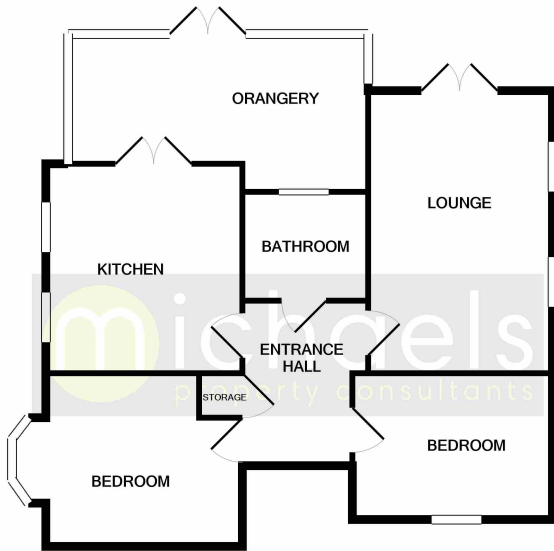
Rear Garden



To the rear of the property there is mature, surprisingly spacious garden featuring a paved sun patio, the remainder is laid to lawn with attractive landscaping and a mature tree. There is also a new built shed which is to remain.

Property Details.

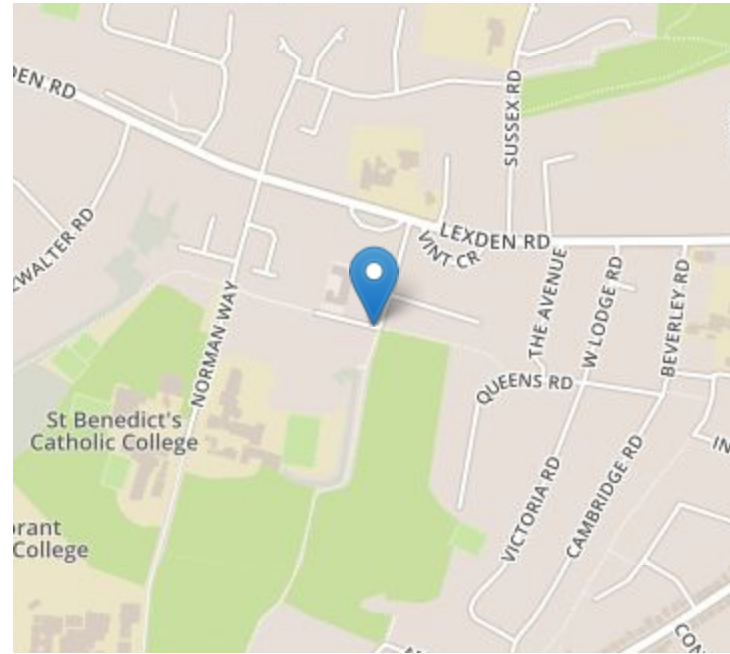
Floorplans



TOTAL APPROX. FLOOR AREA 738 SQ.FT. (68.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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.