



Mantons

Park Lane | Langham | CO4 5NJ

FINE & COUNTRY









STEP INSIDE

Mantons

THE PROPERTY

Introducing a stunning Grade II listed property nestled in the popular commuter village of Langham. This charming cottage boasts a picturesque garden, a spacious unoverlooked plot measuring 0.41 acres STS, and a wealth of period features throughout.

With four bedrooms and three reception rooms, this property offers ample space for comfortable living. The ground floor features three reception rooms, including a living room and dining room with large inglenook fireplaces, perfect for cozy evenings. Additionally, there is a small study area and an additional downstairs shower room.

The kitchen is equipped with a range of wall and base units, a double oven, and a four-ring electric hob. A separate utility room and a downstairs shower room to add convenience to daily life. Upstairs, four interconnecting bedrooms provide a peaceful retreat, with the master bedroom boasting fitted wardrobes and a separate WC.

Situated on a centrally located plot, the cottage garden is a tranquil oasis, surrounded by established trees and plants. The boundary is enclosed by hedging, offering privacy, but can be adjusted to enjoy the beautiful farmland views. The property also benefits from ample off-road parking for several vehicles, a linked garage/outbuilding, and a large detached shed for additional storage with an outdoor swimming pool and cart lodge.

Additional features of this property include oil-fired central heating, mains drainage, and a council tax band of G.

LOCATION

Langham is a picturesque village located on the Essex/Suffolk border, offering a peaceful and idyllic setting for residents. It was named the "Essex Village of the Year" in 2008, a testament to its strong sense of community and active village life.



STEP OUTSIDE

Mantons

The village is surrounded by beautiful countryside, with rolling hills, meandering rivers, and farmland providing a scenic backdrop. Langham is known for its charming architecture, with a mix of traditional cottages and elegant period properties adding to its character.

Despite its rural setting, Langham benefits from excellent transport links, making it an ideal location for commuters. The A12, a major road connecting London and Ipswich, is easily accessible, providing convenient access to nearby towns and cities. Colchester North train station is just five miles away, offering direct services to the City of London with a journey time of less than one hour.

Langham itself offers a range of amenities for residents to enjoy. The village boasts an active community shop, staffed by volunteers, providing essential goods and fostering a strong sense of community spirit. The well-regarded primary school is a focal point for families, ensuring quality education for children.

Nature enthusiasts will appreciate the abundance of outdoor spaces in and around Langham. There are plenty of opportunities for walking, cycling, and exploring the surrounding countryside. The village is also close to Dedham Vale, an Area of Outstanding Natural Beauty, offering stunning landscapes and picturesque villages to discover.

Overall, Langham provides a peaceful and welcoming environment, combining the tranquility of rural living with the convenience of nearby amenities and excellent transport links. It is a truly desirable location for those seeking a charming village lifestyle within easy reach of larger towns and cities.



Approximate Gross Internal Area
 Main House 2140 sq ft (199 sq m)
 Outbuildings 740 sq ft (69 sq m)
 Total 2880 sq ft (268 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. Copyright www.gqjnotes.co.uk

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2020 Fine & Country Ltd.



Fine & Country Colchester
Tel: +44 01206 878155
colchester@fineandcountry.com
99 London Road, Stanway, Colchester, Essex, CO3 0NY