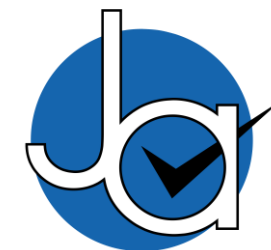




**5 bedroom
Character
Property
located in
Colchester.**

**Guide Price
£625,000 - £650,000**

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**JOHN ALEXANDER
ESTATE AGENTS**

King Coel Road Colchester CO3 9AQ



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FULL DESCRIPTION

This beautiful spacious five-bedroom extended home on the Lexden/Stanway borders offers over 2900 sq ft of versatile accommodation. Viewing highly recommended.

THE HOME

John Alexander are proud to present to market this five double bedroom unique Edwardian home, built in 1910. King Coel Road offers a wealth of space and flexible accommodation. This stunning home boasts four/five reception rooms and three bathrooms offering privacy for all the family.

This magnificent home currently includes a self-contained one-bedroom annexe with garden access, offering flexibility for multi-generational living or as an additional income opportunity. It is currently used as an AIR B&B listing, generating just under £15,000 per year in bookings, we have been advised by the current owners that this is run on a part time basis.

ENTRANCE HALL

Stairs to first floor, radiator and doors leading to;

SITTING ROOM

13' 10" x 11' 11" (4.22m x 3.63m)

features a bay window and feature fireplace and radiator.

RECEPTION ROOM

13' 8" x 9' 11" (4.17m x 3.02m)

Features original sash window and radiator.

KITCHEN

10' 10" x 9' 9" (3.3m x 2.97m)

Matching base and eye level units, inset sink, integrated oven with extractor above, gas hob, double glazed window and external door leading to Peace Road and second staircase to first floor.

DINING ROOM

12' 10" x 11' 11" (3.91m x 3.63m)

Double glazed French doors lead to the mature garden, radiator and door leading to;

LIVING ROOM

17' 10" x 12' 9" (5.44m x 3.89m)

Large double glazed bay window, radiators and door leading to small inner hall with understairs storage and internal access to annexe/Air B&B featuring;

KITCHEN

9' 9" x 7' 10" (2.97m x 2.39m)

Matching base and eye level units, inset sink, integrated oven with extractor above, gas hob, radiator, and door to hall leading to;

SHOWER ROOM

Low level WC, wash hand basin, shower cubicle and a heated towel rail.

ANNEXE STUDIO/BEDROOM FIVE

21' 9" x 11' 03" (6.63m x 3.43m)

Two sets of double-glazed French doors lead to the patio and overlook the swimming pool

FIRST FLOOR LANDING

Doors to;

MASTER BEDROOM

15' 11" x 12' 9" (4.85m x 3.89m)

Double aspect with 3 sets of double-glazed windows, built in wardrobes and radiator.

BEDROOM TWO

13' 11" x 11' 11" (4.24m x 3.63m)

Double glazed window and radiator, stairs leading to room in loft.

BEDROOM THREE

12' 9" x 11' 11" (3.89m x 3.63m)

Double glazed window and radiator.

BEDROOM FOUR

10' 6" x 9' 11" (3.2m x 3.02m)

Original Sash window, built in cupboard and radiator.

BATHROOM

Low level WC, wash hand basin, shower cubicle, bath, double glazed window and a heated towel rail.

SHOWER ROOM

Low level WC, wash hand basin, shower cubicle and a heated towel rail.



OUTSIDE

To the front of the property is a double width driveway with EV charger, a gate leads into the secluded walled garden which is laid to lawn with mature boarders and an established grapevine. The swimming pool is surrounded by patios for entertaining, dining and relaxing. There is a second mature garden that runs the length of the house laid to lawn, with a wonderful mature magnolia and wisteria that frames the doorway.

LOCATION

Situated on the Lexden/Stanway border just 2 miles from Colchester City Centre. King Coel Road is a hidden gem located between London Road and Halstead Road. It is perfectly located for a number of Schools with good and outstanding Ofsted, including Colchester Royal Grammar School, Colchester County High School for Girls, Philip Morant, St Benedict's, Holmwood House Independent School, St Mary's, Colchester High School, and Stanway Primary/Secondary School.

Within walking distance is a small parade of shops and the wonderful local pub The Lexden Crown. A short drive away is the Tollgate shopping centre with a large Sainsbury's superstore, Tollgate Retail Park and access to the A12 trunk road. For the commuter, Colchester and Marks Tey railway stations are a short drive away, offering direct links to London Liverpool Street, Norwich and Ipswich.

HISTORY

The house was originally built as a large residence surrounded by gardens, orchards, and fields that now form part of the Peace Road development. Over the years, the property was split into two family homes, and due to the way, the other properties and roads were constructed, its imposing façade can now be viewed from the large established garden, overlooking the peaceful and relaxing gardens and wildlife from the lounge. This backs on to what used to be known as King Coel's Kitchen, an amphitheatre during Roman times that was revived during the Victorian era as an Opera House. It is, in essence, a hidden jewel, and the house is now back to front.



King Coel Road, Colchester, CO3 9AQ



FLOORPLAN

King Coel Road

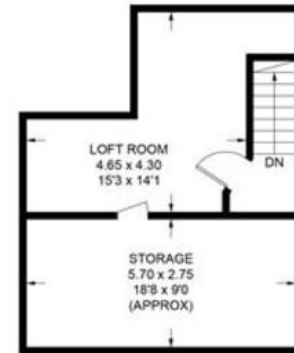
Approximate Gross Internal Area = 262.8 sq m / 2828 sq ft



Ground Floor
135.2 sq m / 1455 sq ft



First Floor
92.0 sq m / 990 sq ft



Second Floor
35.6 sq m / 383 sq ft

Illustration for identification purposes only.

DIRECTIONS

CONTACT

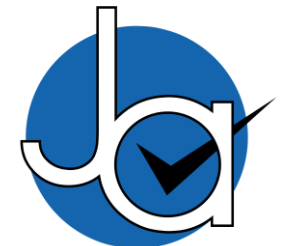
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