



Wellesley Road | Lexden | CO3 3HF

FINE & COUNTRY









# STEP INSIDE

## THE PROPERTY

Introducing a stunning Victorian residence that embodies the charm and elegance of its era while seamlessly incorporating modern aesthetics. This five-bedroom property, situated in the prime location of Lexden, offers versatile living space spread over four levels and spans an impressive 3363 sq ft.

As you enter the home, you are greeted by a generous entrance hall that sets the tone for the elegance that awaits. The open plan kitchen, dining, and sitting room provide a spacious and inviting area for family gatherings and entertaining guests. A utility room ensures convenience and practicality. In addition, there is a separate sitting room, perfect for relaxation and quiet moments.

The property boasts five bedrooms, including a master suite, offering ample space for a growing family or accommodating guests. Three bathrooms provide convenience and comfort for all occupants. Furthermore, there is a self-contained one-bedroom annexe with garden access, offering flexibility for multi-generational living or as an additional income opportunity.

The attention to detail is evident throughout the property, with original features seamlessly blending with contemporary touches. Double height ceilings and ornate plasterwork add to the character and grandeur of the home. Open fireplaces and high ceilings further enhance the traditional style and create a warm and inviting atmosphere.

Outside, the rear garden features a raised sun terrace, perfect for enjoying the outdoors, with steps leading down to a well-maintained lawned area. The property also benefits from a garage and allocated parking for approximately four vehicles, ensuring ample space for residents and guests.

This property offers not only a beautiful home but also a convenient location. Within walking distance, you'll find the vibrant town centre of Colchester, offering a range of shopping facilities, restaurants, cinema, and galleries. The property is also in close proximity to outstanding schools, including Colchester County High School for girls and Colchester Royal Grammar School, both renowned for their academic excellence.

For commuters, the A12 is easily accessible, providing convenient routes to Ipswich, Chelmsford, and London. Colchester's mainline railway station is just a short drive away, offering direct links to London Liverpool Street in approximately 50 minutes.

In summary, this remarkable Victorian residence that effortlessly blends original charm with contemporary style. With its versatile living space, attractive features, and sought-after location, this property offers a truly sophisticated and comfortable lifestyle.



# STEP OUTSIDE

---

## LOCATION

Nestled in the highly regarded area of Lexden, this property enjoys a desirable location with a wealth of amenities and attractions close at hand. Lexden is known for its leafy streets, picturesque surroundings, and a strong sense of community.

Situated towards the West side of Colchester, the property offers the perfect balance of tranquillity and convenience. Within a short stroll, residents can reach the vibrant town centre of Colchester, which boasts a wide range of shopping facilities, including high street stores, boutique shops, and local markets. There are also plenty of dining options, from cozy cafes to fine dining restaurants, catering to various tastes and preferences.

For those who appreciate arts and culture, Colchester is home to several galleries and theatres, offering a diverse range of exhibitions, performances, and events throughout the year. The town also boasts a cinema, providing entertainment for film enthusiasts.

Colchester's mainline railway station is just a short drive away, offering direct train services to London Liverpool Street in approximately 50 minutes, making it an excellent choice for those who need to commute to the capital for work or leisure.

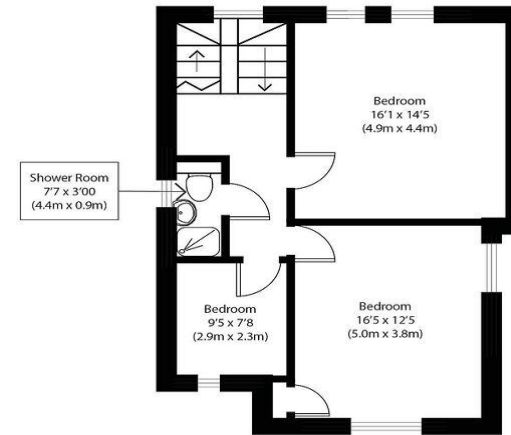
In summary, Lexden offers a desirable location with a wide range of amenities and attractions. From its convenient access to the town centre and excellent schools to its vibrant cultural scene and easy transport links, this area provides a fantastic quality of life for residents of all ages.



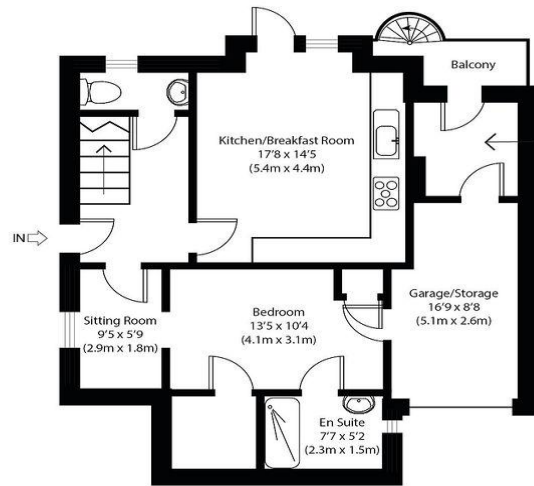
## Approximate Gross Internal Area 3365 sq ft (313 sq m)

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.ojphoto.co.uk

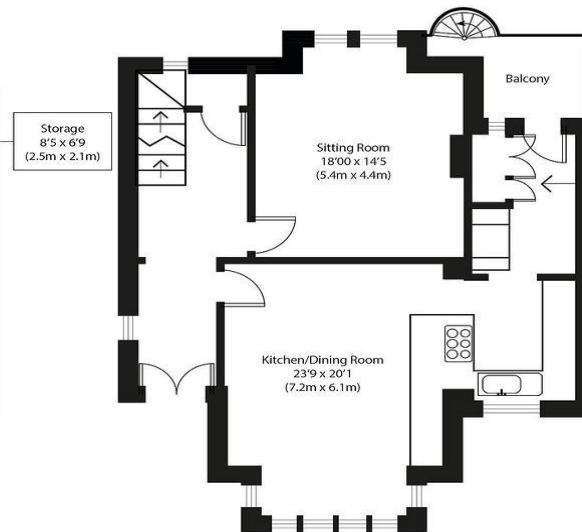
FINE & COUNTRY



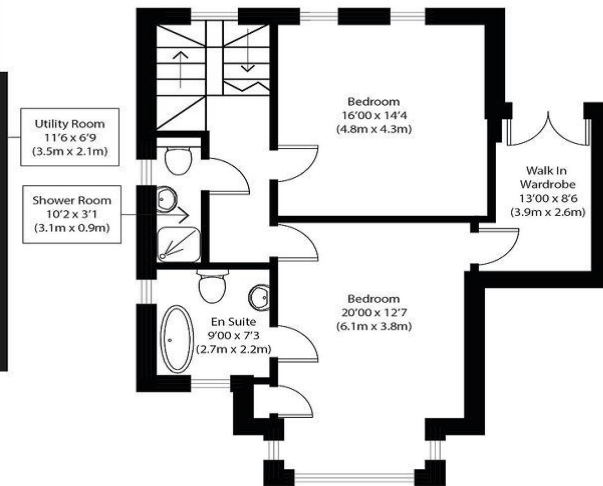
Second Floor



Annexe



Ground Floor



First Floor

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 Â© 2020 Fine & Country Ltd.



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