



Moor Road | Langham | CO4 5NP

FINE & COUNTRY

OVERVIEW

Nestled in the serene village of Langham, this bungalow is a beautifully maintained single-story residence that offers the perfect blend of modern comfort and natural tranquility.

Built in 1998, this spacious home encompasses 1609 square feet of thoughtfully designed living space, featuring an open-plan kitchen and dining area, a generous triple-aspect sitting room with an open fireplace, and three well-appointed bedrooms, including a master suite with an en-suite shower room. Set within 4.41 acres of west-facing grounds, The property boasts extensive gardens, a meadow, and adjoining woodland, providing a private and picturesque setting just a short distance from the vibrant amenities of Colchester.

STEP INSIDE

The bungalow being a single-story residence, offers an expansive ground floor layout designed for comfort and convenience. Upon entering, you'll find a welcoming entrance hall leading to the heart of the home, a spacious open-plan kitchen and dining area. This central hub is perfect for both daily meals and entertaining. Adjacent to this is a generously sized triple-aspect sitting room, bathed in natural light and featuring a cozy open fireplace.

The master bedroom, a private retreat, boasts an en-suite shower room for added convenience, while two additional bedrooms provide versatile space for family or guests. A family bathroom serves the other bedrooms and guests, and a utility room offers practical laundry and storage options. The ground floor also provides access to the beautifully maintained gardens that surround the property, enhancing the home's appeal and functionality.









OUTSIDE

Set amidst expansive and beautifully maintained grounds that offer both privacy and a connection to nature. The property sits on a generous 4.41 acres of west-facing land, ensuring plenty of sunshine throughout the afternoon and evening. The front of the property features a large, gated driveway that provides ample parking and turning space for up to five vehicles. This area also includes access to a detached double garage, offering additional storage or parking options.

Surrounding the house, you'll find well-tended private gardens to the north, west, and south. These gardens are enclosed by charming picket fencing and feature meticulously landscaped beds, two practical sheds, and a variety of specimen trees that add to the visual appeal. Beyond the formal gardens, the grounds extend into a tranquil meadow that seamlessly transitions into a three-acre wood. This woodland area, predominantly populated by young oak, ash, and birch trees, offers a serene natural setting and enhances the property's sense of seclusion and tranquility.

Overall, the grounds provide a harmonious blend of landscaped beauty and natural woodland, creating a versatile outdoor space that is ideal for relaxation, gardening, and enjoying the surrounding nature.



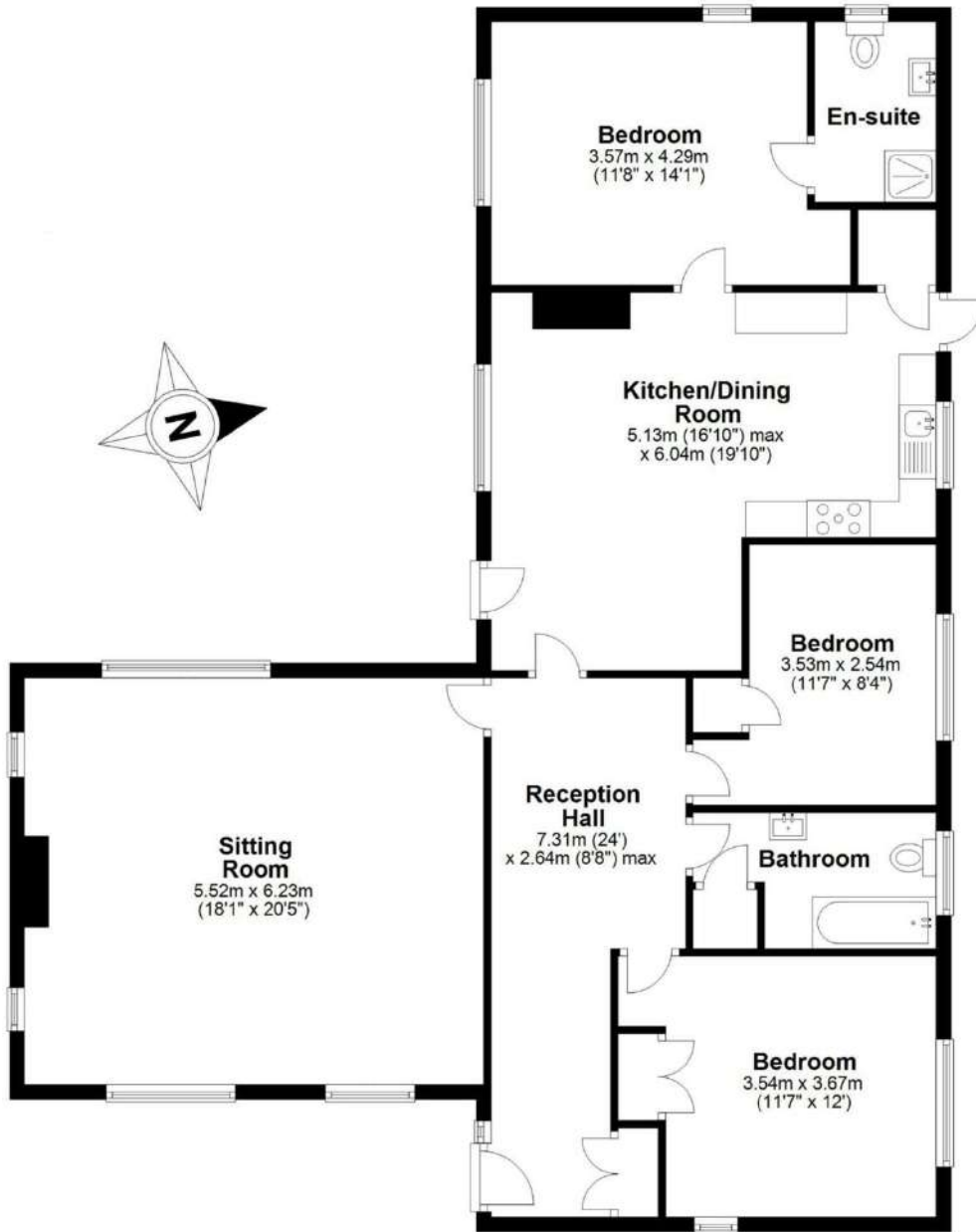
LOCATION

This charming property is ideally located on Moor Road, situated at the western edge of the highly sought-after village of Langham in north Essex. Langham is a popular and vibrant village with a range of local amenities conveniently within walking distance. Residents can enjoy the community shop, community centre, primary school, and The Shepherd Public House and restaurant, which all contribute to the village's friendly and connected atmosphere.

For those who need to commute or explore nearby urban areas, Colchester is just two miles to the south. Colchester's mainline railway station is located approximately three and a half miles from The Spinney and offers direct services to London Liverpool Street, with a journey time of around fifty minutes. This proximity to Colchester makes it easy to access the broader amenities and services of a larger town while still enjoying the peaceful village setting of Langham.

This location combines the charm of village life with convenient access to urban facilities, making it an attractive choice for those seeking both comfort and connectivity.

Ground Floor



Moor Road, Langham. CO4

APPROX GROSS INTERNAL AREA
MAIN HOUSE 133 SQ M (1430 SQ FT)
GARAGE 34 SQ M (360 SQ FT)
TOTAL 167 (1800 SQ FT)

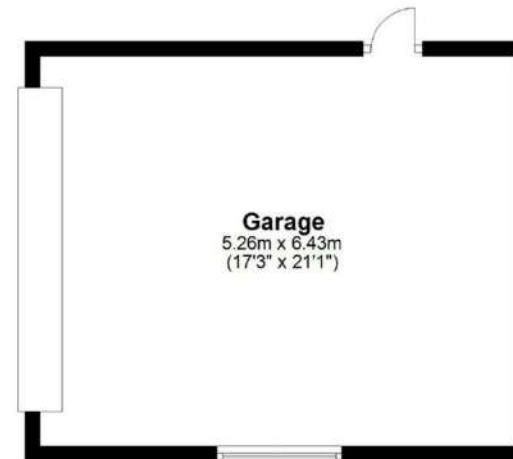
Measured in accordance with RICS guidelines.
This floor plan is for illustrative purposes only
and is not to scale.

CRAIG GANDERTON
DIRECTOR

follow Fine & Country Colchester on



Outbuilding



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