



Grier & Partners
— LAND AND ESTATE AGENTS —

LITTLE OAKS, SCHOOL ROAD, LANGHAM
COLCHESTER, ESSEX, CO4 5PA
ASKING PRICE OF £625,000





INTRODUCTION

situated conveniently within the popular village of Langham. Little Oaks is a generously sized 1835 sq ft (including 300 sq ft garden room) four bedroom detached house, benefiting from a compressive renovation and modernisation to an exceptional standard throughout. With an open plan kitchen-dining-living space, separate sitting room and ground floor bedroom with en-suite, the property blends together flexible, modern, living space and period features. Ample parking, well sized gardens, terrace and garden room, available with no onward chain we highly recommend a viewing.

INFORMATION

of conventional part brick and part timber frame construction under a tiled roof with rendered elevations to all sides, the property benefits from a modern LPG gas fired central heating system to radiators throughout, electrics supplied via an RCD consumer unit, mains water, drainage and electric. High Speed broadband is available in the village. The property has just undergone a comprehensive renovation and modernisation throughout to present the stunning family home as it stands today, including a new kitchen, bathrooms, decoration and repairs as required.



ACCOMMODATION

entrance from the front of the property via a part opaque glazed window into the welcoming:

HALLWAY

11'00 x 5'10 flagstone flooring, hooks to the side, deep storage cupboard and doors to the sitting room and:

KITCHEN DINING LIVING SPACE

24'06 x 14'01 triple aspect room with windows to the front (South), side (West) and rear (North) hardwood effect flooring and feature exposed beams open the space through from front to back where a vaulted ceiling enhances the feeling of space. To the side the bay window features an attractive window seat.



The Kitchen itself is of a shaker style with a range of wall and base units to two sides including provision for the integrated electric oven and dishwasher. Hardwood effect work surfaces with an inset oversize butler sink and stone window sill over with tiled splash backs. Deep storage cupboard and space for the freestanding fridge-freezer, door to the side into the:

WALK IN LARDER

9'09 x 4'05 windows to the rear and side work surface and shelving to three sides, space and plumbing for washing machine under the work surface.

SITTING ROOM

14'06 x 13'06 window to the front overlooking the garden and oak tree, inset log burner over a stone hearth with cupboard storage to the side. Doors to the fourth bedroom and rear hall:



BEDROOM FOUR/PLAYROOM/STUDY

14'09 x 9'02 window to the front of this spacious room. Door to the:

EN-SUITE SHOWER ROOM

9'02 x 5'10 opaque window to the rear, tiled floor and oversize tiled walk in shower with rainfall head to the side, exposed beams, wash basin inset to vanity unit, w/c with concealed cistern and tiled wall behind. Recessed ceiling lights and extractor fan. Door to the:

CLOAKROOM

5'10 x 2'09 tiled floor and stylishly panelled walls to the side of this attractive space, wash basin, w/c and radiator.

STAIRCASE HALL

9'03 x 4'05 window to the rear overlooking the back garden, doors to the sitting room, cloakroom, shower room and stairs ascending to the first floor.

REAR HALL

11'03 x 8'00 window to the side and door out onto the rear terrace and garden, cupboard to the rear contains the gas fired boiler, high ceilings add to the feeling of space and flexibility.





ON THE FIRST FLOOR:

LANDING

20'00 x 6'02 (max) Velux window to the rear filling the space with light, doors to all rooms:

BEDROOM ONE

15'03 x 14'02 window to the front, built in wardrobes to the side, feature open fireplace with brick surround and painted beams to the rear. A Spacious and characterful bedroom.

FAMILY BATHROOM

9'01 x 6'03 window to the front overlooking the large front garden. Stylish inset bath with tiled surrounds and shower over including recess for soaps and shampoos, heated towel rail, wash basin inset to vanity unit cantilevered from the wall, w/c with concealed cistern. Recessed ceiling lights, extractor fan and loft hatch.

BEDROOM TWO

15'00 x 8'10 window to the front overlooking the garden, ample space for king size bed and freestanding wardrobes, painted beams on the rear wall.

BEDROOM THREE

11'10 x 10'10 window to the front, exposed feature painted beams, built in wardrobe to the side.

OUTSIDE

the property is approached from School Road over a shared access with the proposed Langham Oaks development adjacent, there are pedestrian gates from the roadway and ample space for four vehicles demarcated by the gravel edge area adjacent the rear garden.

GARDEN ROOM

18'01 x 17'07 currently forming part of the former Langham Oaks school buildings, this space will be retained following the demolition of the single-storey space adjacent to it. Internally the space has a concrete floor, windows to the front and a pair of glazed double doors that open out into the rear garden of Little Oaks, power and light are connected to this useful room.

REAR GARDEN

to the rear there is an extensive multi-level area of flagstone terrace wrapping around the rear of the property and providing extensive outdoor seating/entertaining space. The remainder of the rear garden will be laid to lawn. Well defined newly installed close board fences define the boundaries. Underground LPG gas tank. Gravelled pathway wraps around the Eastern side of the house and opens out into the:





FRONT GARDEN

extensive garden to the front which flows from a area interspersed with mature trees and shrubs to an expanse of lawn and round to the attractive front elevation of the house, framed by flower beds and a gravel pathway from the road. Fence boundaries are a combination of steel park fencing to the East and South (roadside) and close board fencing atop the low wall to the West.

DIRECTIONS

from the A12 heading South take the Langham slip road and turn left onto Birchwood Road towards the village, turn right onto Wick Road and then left onto School Road, the property can then be found on the right-hand side after passing the school and shop on the left.

SERVICES

Mains electricity, water and drainage. Council Tax Band – D, EPC rating – TBC, Local Authority Colchester Borough Council 01206 282222

LANGHAM

is a popular village situated close to Colchester with good road and rail links to London via the A12 to the south and Ipswich to the north. The A14 at Ipswich provides road links to the East and West. Langham has a community shop, public house and primary school with other day to day amenities available in the nearby village of Dedham approximately 3 miles away. Colchester and Ipswich provide good commercial facilities including theatres, restaurants, high street shops, independent schools and college/university amenities.

NOTE

the building to the rear and side of the garden room will be demolished as part of the broader re-development of Langham Oaks school due to take place in 2026/7. Walls will be rebuilt to ensure the garden rooms structural integrity as a stand-alone structure and asset to Little Oaks. Further details available on request.







Grier & Partners

— LAND AND ESTATE AGENTS —



Outbuildings

