



Birchwood Road | Langham | CO4 5QG

FINE & COUNTRY

# OVERVIEW

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We are delighted to present a substantial six bedroom detached home set within an impressive four acre plot in the highly desirable village of Langham. Surrounded by rolling countryside and enjoying a wonderfully private position, this exceptional home offers over 3,800 sq. ft. of versatile accommodation including multiple reception rooms and a generous kitchen/breakfast room.

With beautifully established gardens, extensive land and a selection of outbuildings, including a large garage, workshop and office, this home offers superb scope for equestrian use, hobbies, storage or further development, all while combining spacious family living with complete countryside tranquillity.









# STEP INSIDE

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A welcoming porch opens into a spacious entrance hall, introducing the generous proportions found throughout the home.

To the right, the living room provides an elegant space to relax, benefitting from abundant natural light and direct access to, and views across, the gardens. A separate cloakroom and family bathroom sit conveniently off the hallway.

To the left, the impressive lounge/dining room forms a superb central reception area, ideal for entertaining. This characterful room features a striking brick built fireplace with a wood burning stove, creating a warm and inviting focal point, and also enjoys direct access to the garden.

A ground floor bedroom is positioned close to the bathroom, offering excellent flexibility for guests or multi generational living and annexe potential.

The heart of the home is the modern, well designed kitchen/breakfast room, offering generous space for cooking and family dining. From here, a practical utility room provides additional storage, laundry space and access to the rear via a second porch.

Upstairs, the first floor offers five well proportioned double bedrooms, one of which is currently used as a study. The principal bedroom benefits from a private en suite shower room, while a spacious family bathroom serves the remaining bedrooms.

# STEP OUTSIDE

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The property is set within approximately four acres of beautifully mature and private grounds. The home sits centrally within the plot, benefitting from sweeping lawns, established trees and open countryside views on all sides, ensuring a peaceful and not overlooked position.

The beautifully landscaped private rear garden is a particular highlight, offering a tranquil area for outdoor dining and relaxation. Beyond the formal gardens, the extensive surrounding land provides exceptional potential for equestrian use, grazing, recreation or further landscaping projects (subject to planning).

The property also includes, positioned to the rear and side of the plot, offering tremendous flexibility. These include a large double garage, a substantial workshop, a separate office with lobby and additional storage buildings, ideal for hobbies, home based businesses or conversion into stabling.

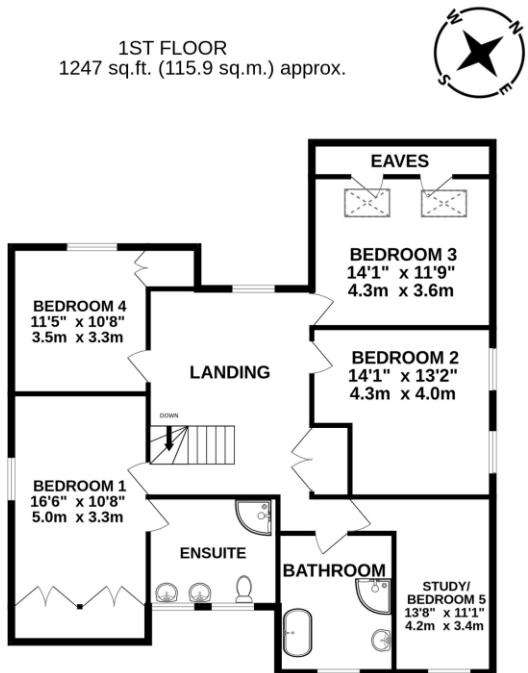
## LOCATION

Crossways occupies a prime position in the sought after village of Langham, just north of Colchester. The village is home to the renowned Shepherd Bar and Kitchen and offers excellent access to the A12, connecting easily to London, Chelmsford, Ipswich, and beyond. Mainline railway stations nearby provide direct services to London Liverpool Street, making this a highly convenient base for commuters.

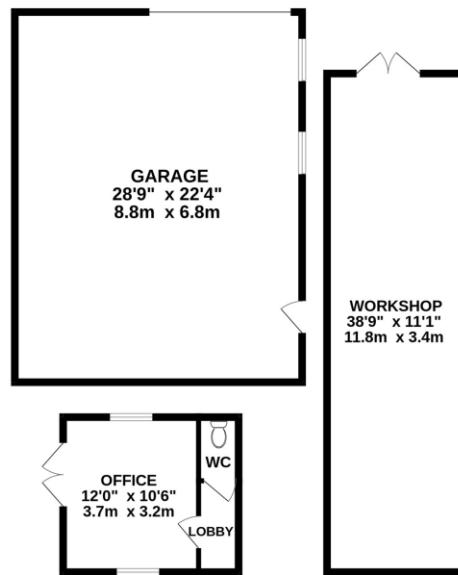
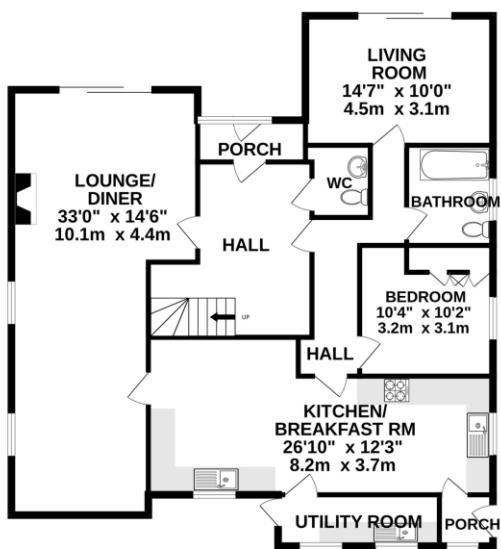
Colchester city centre is within easy reach and provides an excellent selection of shops, restaurants, leisure facilities, highly regarded schools, and cultural attractions.

With its countryside location, private grounds, generous accommodation, and exceptional outdoor potential, this property represents a truly rare opportunity to secure a distinguished family home in one of the area's most desirable villages.

1ST FLOOR  
1247 sq.ft. (115.9 sq.m.) approx.



GROUND FLOOR  
2556 sq.ft. (237.4 sq.m.) approx.



ELLIOT LEVY  
SENIOR PROPERTY  
CONSULTANT

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TOTAL FLOOR AREA : 3803 sq.ft. (353.3 sq.m.) approx.

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