



9 St. Clare Road, Lexden, Colchester, Essex, CO3 3SZ

OIEO £1,000,000

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The property sits on generous grounds approaching one third of an acre of beautiful and established gardens and is approached by a sweeping in and out carriage driveway. Although originally constructed in the early 1950's the residence has been architecturally designed to offer the characteristics of the Georgian period. From high ceilings, parquet flooring, open fireplaces and sash windows. The current owners moved to St. Clare Road around seven years ago and have taken full advantage of the prestigious schooling, with both children graduating from the grammar school. The family home has been lovingly cared for and adapted over the years, the studio annexe offers an abundance of versatility.







## LOCATION

The Lexden location of the property allows a short stroll into the town centre with good shopping facilities, restaurants, cinema and galleries. It is in easy reach of outstanding schools, Colchester County High Schools for girls and Colchester Royal Grammar school which are listed as two of the top schools in the country. There is also a range of excellent private and state schools, Oxford House and the Sixth Form College.





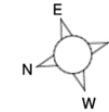




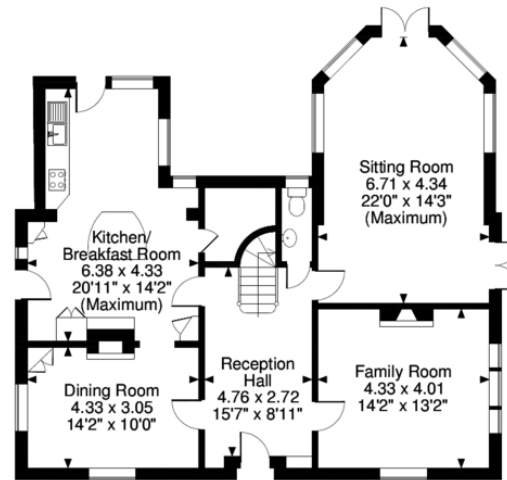
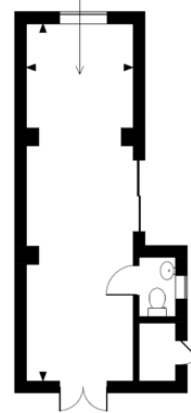




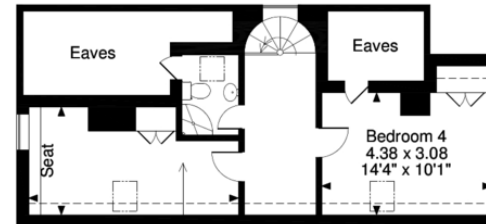
St. Clare Road, Lexden, Colchester  
 Approximate Gross Internal Area  
 Main House = 2250 Sq Ft/209 Sq M  
 Annexe/Games Room = 278 Sq Ft/26 Sq M  
 Quoted Area Excludes 'External C/B'



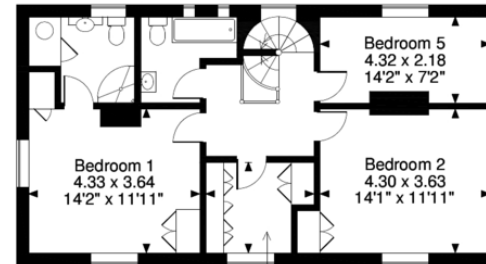
Annexe/ Games Room  
 9.02 x 2.69  
 29'7" x 8'10"



Ground Floor



Second Floor  
 Bedroom 3  
 5.31 x 2.72  
 17'5" x 8'11"  
 (Maximum)



First Floor

Bedroom 6  
 2.72 x 2.29  
 8'11" x 7'6"  
 (Maximum)

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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65 North Hill, Colchester,  
 Essex, CO1 1PX

www.fineandcountry.com  
 01206 878155  
 charlotte.coleman@fineandcountry.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements