

FINE & COUNTRY



Alefounders House, Park Lane, Langham, Colchester, Essex, CO4 5NH

Offers In Region Of £750,000

Set within grounds approaching half of an acre sits Alefounders House, a truly handsome four double bedroom thatched property, believed to date back to the early 15th Century. There are various outbuildings and a self-contained detached annexe.



Found in the picturesque village of Langham, Alefounders House is nestled within its surroundings to offer a traditional English home that is brimming with local history. With portions of the house dating back to 1490, Alefounders was once a significant hub of the local area's ale brewing culture. The intricate details that arise from owning a home of this stature have been retained in an exceptional manner by the current keepers of the property, all while continuously updating as well as extending to the original building due to the unlisted nature that this property enjoys.

Once you cross the threshold, the elegance of historical architecture is immediately apparent from the fresh water well, which would have been the main source of water to the residence, to the World War Two bomb shelter and 750 year-old tree, the character of the formal reception room with heavy rustic beams and stunning oversized open fireplace, the charm and grandeur of this family home is experienced instantly.

The striking bespoke kitchen/breakfast room has a built-in eating bar as well as a stunning AGA which is the heart of the household. Characterful flooring flows throughout the rear which is open plan to the dining room. Each room has views over the meticulously landscaped garden; the home is perfect for outside entertaining throughout the changing seasons. The utility room was the former kitchen and remains a generous size, a study and cloakroom complete the ground floor.

Sprinkled throughout Alefounder House, there are inklings to its rich past with the joinery of the windows and exposed beams, The first floor continues with charming characteristics and hosts four bedrooms, all of which are double size. The principle bedroom has plumbing for an en-suite.

The orientation of the garden is South West, allowing the mature garden to bloom, there is a variety of established shrubs and fruit trees. The owner has thoughtfully designed the garden to include a raised decked seating area overlooking the pond. There are a various outbuildings and a cart lodge providing additional storage and also houses the boiler, which was installed in Spring 2019.

The self-contained annexe does require some tlc but offers a wonderful opportunity for independent living.





LOCATION

Located in Langham, a picturesque village on the outskirts of Dedham Vale; an area of Outstanding Natural Beauty, Alefounder House offers a location that is the perfect balance between being in stunning countryside and yet close to the larger village of Dedham as well as being a short drive into Colchester that offers a fast commute into London Liverpool Street. Langham itself houses a post office/convenience store, a local pub that serves homemade modern takes on British classics as well as a primary school.







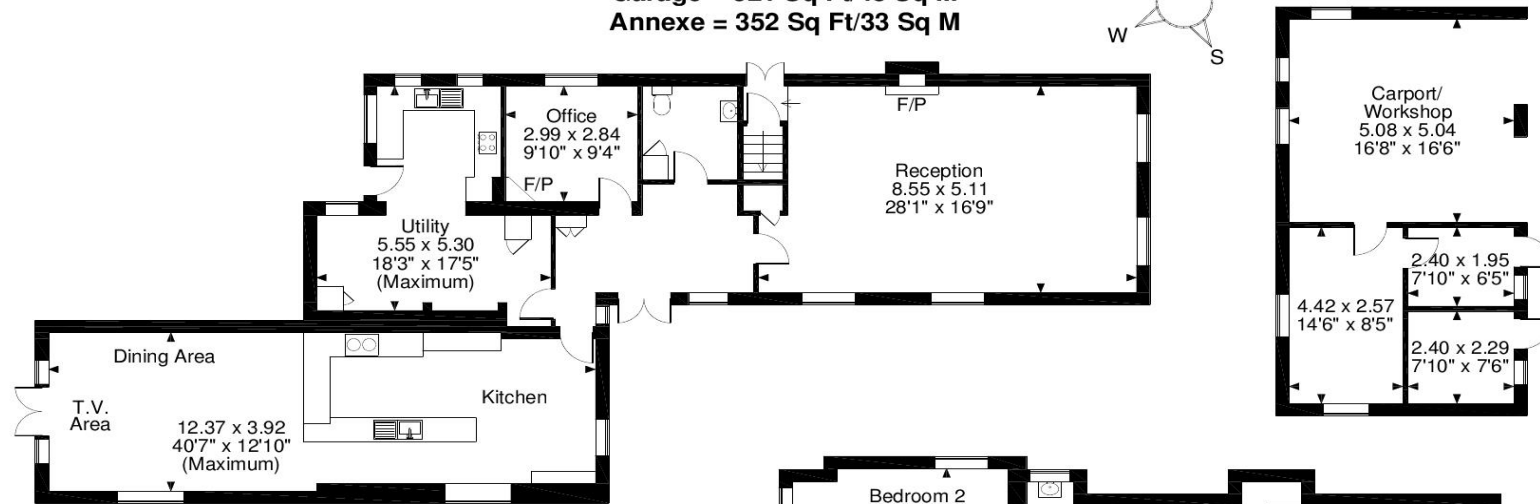
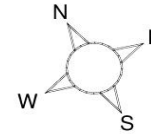
Alefounders House, Park Lane, Langham, Colchester

Approximate Gross Internal Area

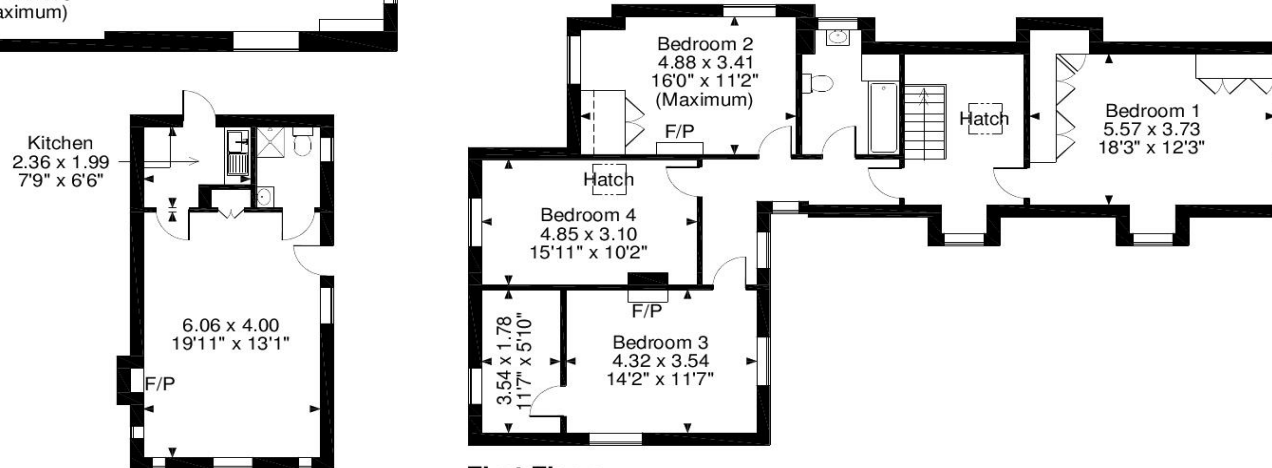
Main House = 2651 Sq Ft/246 Sq M

Garage = 521 Sq Ft/48 Sq M

Annexe = 352 Sq Ft/33 Sq M



Ground Floor



Annexe

First Floor

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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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