

oakheart

£1,450,000

Offers In Excess Of  
Fitzwalter Road, Lexden



Presenting an exceptional five-bedroom detached residence in the prestigious Lexden area, this home exemplifies refined living with a host of luxurious features throughout.

Upon entry, a spacious and light-filled hallway sets the tone, leading into the heart of the property. The expansive open-plan living area is ideal for both entertaining and everyday family life, offering generous space for a large dining table, comfortable seating, and a sleek, fully equipped modern kitchen. Floor-to-ceiling windows and glass doors seamlessly connect the interior to the beautifully landscaped garden, flooding the space with natural light and creating a warm, inviting ambiance. Additional living spaces include a welcoming lounge and a formal dining room, providing versatile accommodation options. A utility room with direct garden access and a contemporary five-piece shower room, along with a separate W/C, complete the ground floor.

Upstairs, five generously proportioned bedrooms offer ample comfort. Two bedrooms feature private en-suite bathrooms, while the principal suite boasts built-in wardrobes and a Juliet balcony overlooking the rear garden. The property has been meticulously redesigned to the highest standards, showcasing quality finishes and thoughtful attention to detail throughout. Notable highlights include underfloor heating, air conditioning, and a garage for added convenience.

Outside, the private pool and patio area create a tranquil retreat, perfect for relaxing or entertaining guests. Surrounded by mature greenery, the garden offers both seclusion and a sense of serenity.

In the valuer's view, this remarkable home is perfectly suited for those who appreciate luxury and tranquillity, while remaining within easy reach of Colchester's amenities. It represents a rare opportunity to acquire an outstanding property in one of Lexden's most exclusive locations

















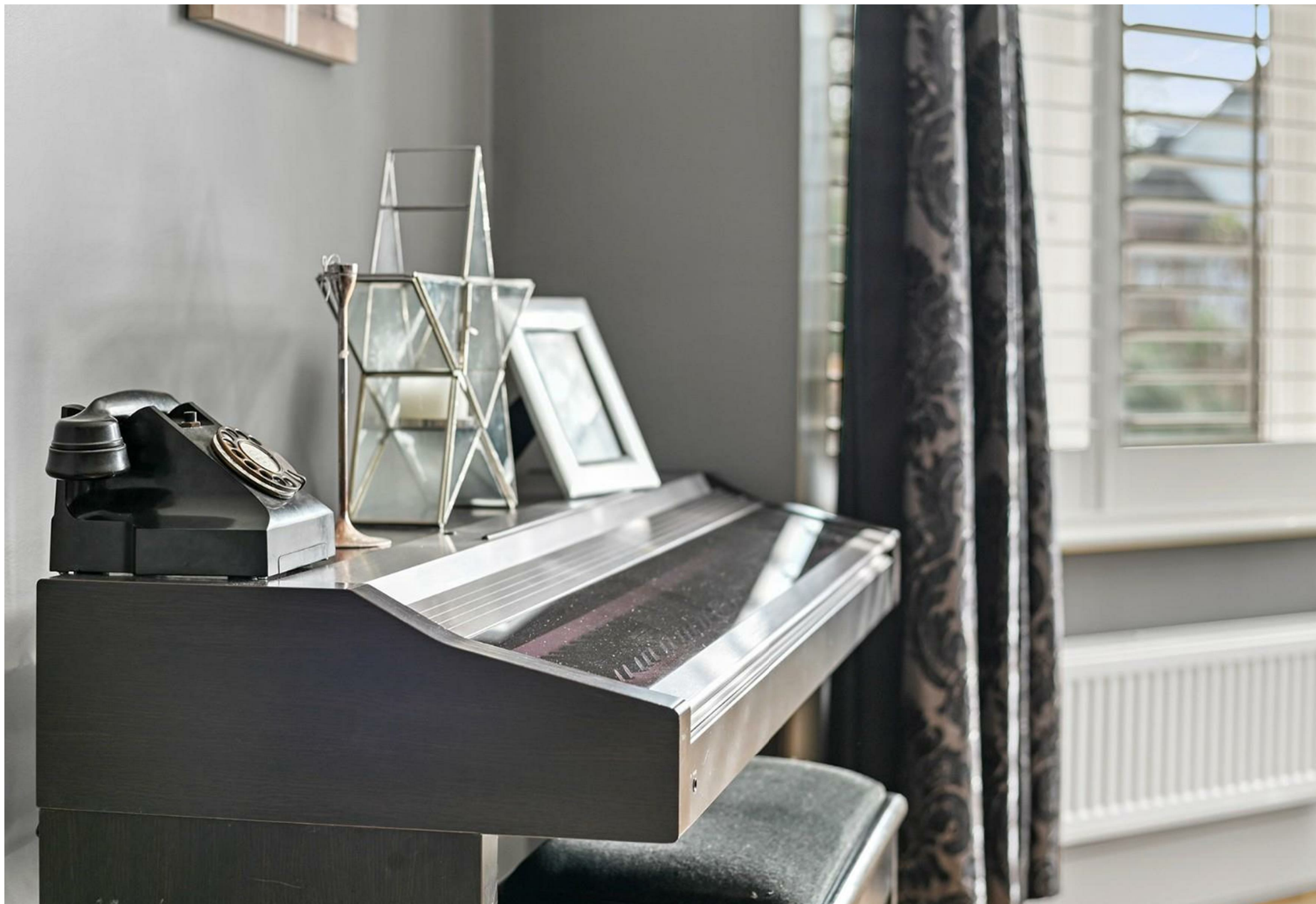














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Ground Floor Building 1

Approximate total area<sup>(1)</sup>

232.87 m<sup>2</sup>

2506.6 ft<sup>2</sup>



Floor 1 Building 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Local Authority:  
Colchester

Tenure:  
Freehold

Council Tax Band:  
G



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.



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