



## Lexden Road, Colchester

\*\*\*GUIDE PRICE £350,000-£375,000\*\*\* A beautifully restored period cottage in the heart of Lexden, one of Colchester's most established and desirable neighbourhoods. Behind its historic façade lies a series of richly textured interiors where exposed oak beams, brick fireplaces and handmade joinery create a warm and deeply characterful home. The house has been carefully modernised while preserving its architectural integrity, resulting in spaces that feel both timeless and quietly contemporary.

Guide price £350,000

# Lexden Road

Colchester, CO3



- Grade II-listed timber-framed cottage with a wealth of exposed beams and original character
- Rich palette of natural materials including exposed brick, oak flooring and terracotta tiles
- Located in the sought-after Lexden area, moments from Colchester city centre and countryside walks
- Beautiful sitting room centred around a substantial inglenook fireplace with wood-burning stove
- Thoughtfully restored interiors balancing period charm with practical modern living
- Excellent transport links via Colchester North station with direct services to London Liverpool Street
- Handmade shaker-style kitchen with timber worktops, butler sink and traditional range cooker
- Warm, atmospheric rooms with bespoke joinery and soft, muted tones throughout

## The Property

The house unfolds through a sequence of intimate yet remarkably light-filled rooms, each defined by its original timber frame and carefully preserved historic detailing. The principal sitting room is particularly atmospheric; exposed beams stretch overhead while a large inglenook fireplace, now fitted with a wood-burning stove, forms the natural focal point of the space. Deep brick hearths, oak flooring and soft neutral tones combine to create interiors of considerable warmth and texture.

A pair of leather Chesterfield-style sofas sit comfortably beneath the beamed ceilings, while carefully positioned lighting and understated decoration allow the craftsmanship of the building to remain at the forefront. Bespoke shelving, exposed brickwork and timber lintels reinforce the cottage's historic character throughout.

The kitchen and dining space continues the same restrained and cohesive palette. Handmade shaker cabinetry in muted tones is paired with timber worktops, traditional ironmongery and a butler sink positioned beneath a window overlooking the garden. A classic range cooker sits within a brick surround, echoing the original fabric of the building. Terracotta floor tiles and exposed structural timbers lend the room a distinctly country feel, while the dining area provides an inviting space for everyday living and entertaining alike.

Throughout the house, the restoration has been handled with sensitivity. Original beams, uneven textures and period proportions have been retained and celebrated, creating a home that feels authentic rather than overly refined. Decorative touches remain understated, allowing the materials and craftsmanship of the house to speak for themselves.

## The Outside

Externally, the house continues its cottage-like charm, with traditional materials and mature planting contributing to its quiet sense of character. The rear aspect connects naturally with the kitchen space, creating an easy relationship between inside and out during the warmer months.

Bathed in sunshine, the paved patio provides the perfect setting for outdoor dining, while a beautifully manicured lawn and planted borders create an idyllic cottage garden.

The property's historic architecture and established surroundings give it a sense of permanence rarely found in more modern homes, while the brickwork, timber detailing and traditional proportions sit comfortably within the wider streetscape of Lexden.




Floor Plan

**164 Lexden Road, Colchester, CO3 4BZ**

Approximate Gross Internal Area = 829 sq ft / 77.0 sq m  
(Excluding Eaves)



 = Reduced headroom below 1.5m / 5'0

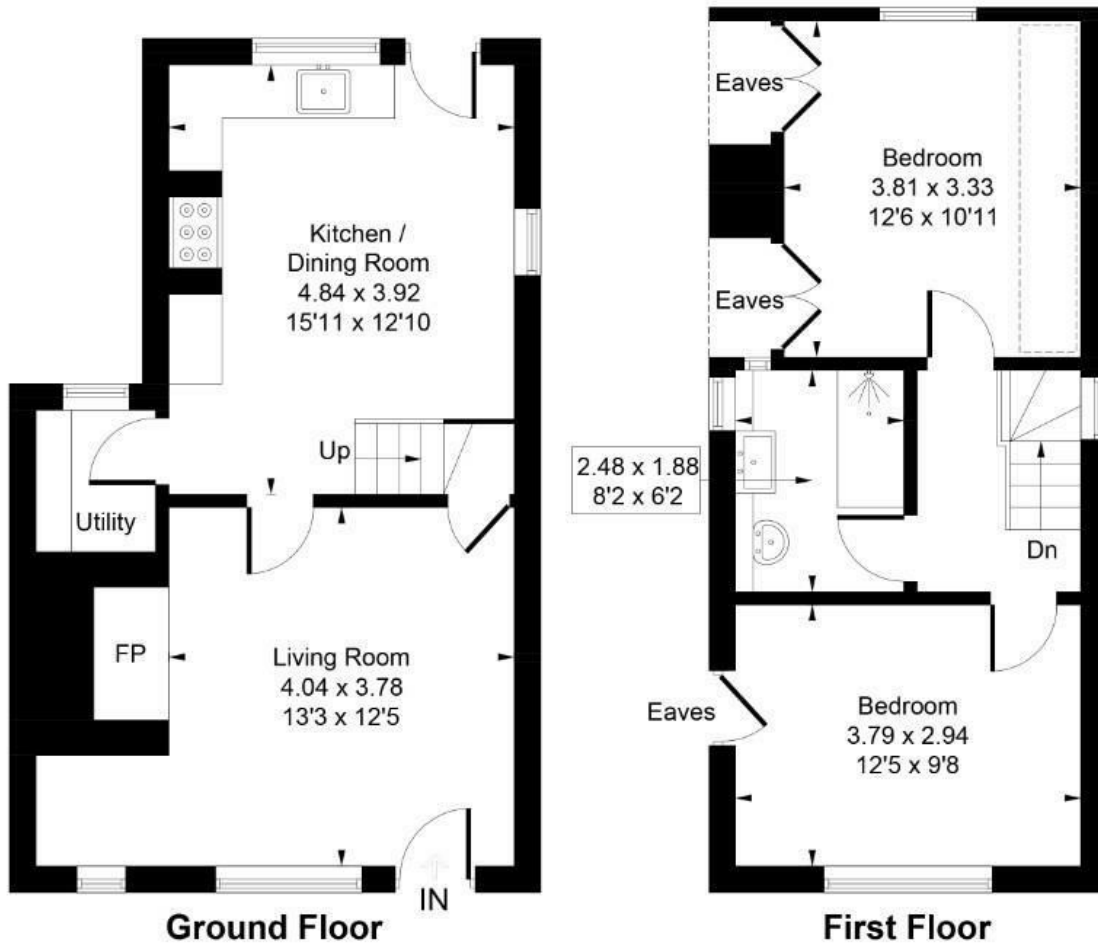


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