



## Lexden Road, West Bergholt

**\*\*Guide Price £700,000 - £750,000\*\***

Set at the edge of a well-regarded village, this thoughtfully extended detached house occupies a particularly appealing position, with uninterrupted views across open countryside to the rear. The house unfolds across generous, well-lit interiors, where a calm palette and considered layout create a relaxed, contemporary atmosphere. Outside, the garden has been arranged as a series of outdoor rooms, from sunlit terraces to shaded retreats, all oriented towards the expansive rural backdrop.

Guide price £700,000

# Lexden Road

West Bergholt, Colchester, CO6



- Detached, double-fronted family house with balanced proportions
- Contemporary wood-burning stove as a focal point
- Ample off-street parking and integrated double garage
- Solar panels - Approx. £1,500pa
- Quietly positioned with open farmland views to the rear
- Conservatory extension offering year-round garden room
- Sought-after village setting within easy reach of Colchester and mainline rail links
- Generous, light-filled living spaces with garden connection
- Landscaped, sunny rear garden with multiple seating areas
- Home office

## The Property

This stunning home presents a composed, double-fronted façade, combining red brick and white render beneath a pitched roofline. Entry is via a central porch, opening into a welcoming hallway from which the principal living spaces radiate.

To the rear, the kitchen and dining area form the heart of the home. Arranged as a sociable, open space, it is oriented towards the garden, with direct access onto the terrace beyond. The kitchen is practical and well laid out, with ample work surfaces and storage, while the adjoining dining area is positioned to enjoy views across the lawn and surrounding greenery. Together, they create a natural gathering point for both everyday living and entertaining.

The principal reception room extends the depth of the house and is defined by its sense of light and connection to the garden beyond. Full-height glazed doors frame views of greenery, drawing the outside in. A contemporary cylindrical wood-burning stove forms a sculptural focal point, lending warmth and character, while a restrained material palette of soft neutrals and natural textures enhances the sense of calm.

A conservatory sits just beyond, acting as an intermediary space between house and garden - a bright, glazed room that can be enjoyed throughout the year and offers an alternative vantage point over the grounds.

Upstairs, the accommodation is arranged around a central landing and continues the home's calm, understated aesthetic. The bedrooms are well-proportioned, each enjoying a pleasant outlook, with the rear rooms particularly benefiting from far-reaching views across open farmland. The principal bedroom has a quiet, elevated aspect and is served by an en-suite bathroom. A fifth bedroom is currently arranged as a dressing room, providing a sense of generosity and flexibility to the layout, while the remaining rooms are well suited to family life, guests or workspace.

Bathrooms are neatly appointed, with a clean, contemporary feel that complements the overall tone of the house.

Throughout, the interiors have been carefully maintained, with a cohesive aesthetic that prioritises light, flow and comfort.

## The Outside

The rear garden is a particular highlight, opening directly onto open fields and affording far-reaching views that shift with the seasons. It has been thoughtfully landscaped, balancing lawn with structured planting and a variety of seating areas.

Immediately outside the house, a broad paved terrace provides space for outdoor dining, with a timber pergola sheltering a well-appointed barbecue area. Further into the garden, dappled shade is cast by mature trees and established borders, creating quieter, more secluded spots, including a simple stone bench set beneath foliage - an ideal place for retreat.

The garden is enclosed yet feels expansive, its boundary softened by hedging that frames the agricultural landscape beyond. To the front, a wide driveway provides ample parking and leads to an integrated double garage, reinforcing the practicality of the setting.



# Floor Plan

## Lexden Road, West Bergholt, Colchester

Approximate Gross Internal Area = 1962 sq ft / 182.3 sq m  
 Garage = 280 sq ft / 26.0 sq m  
 Total = 2242 sq ft / 208.3 sq m

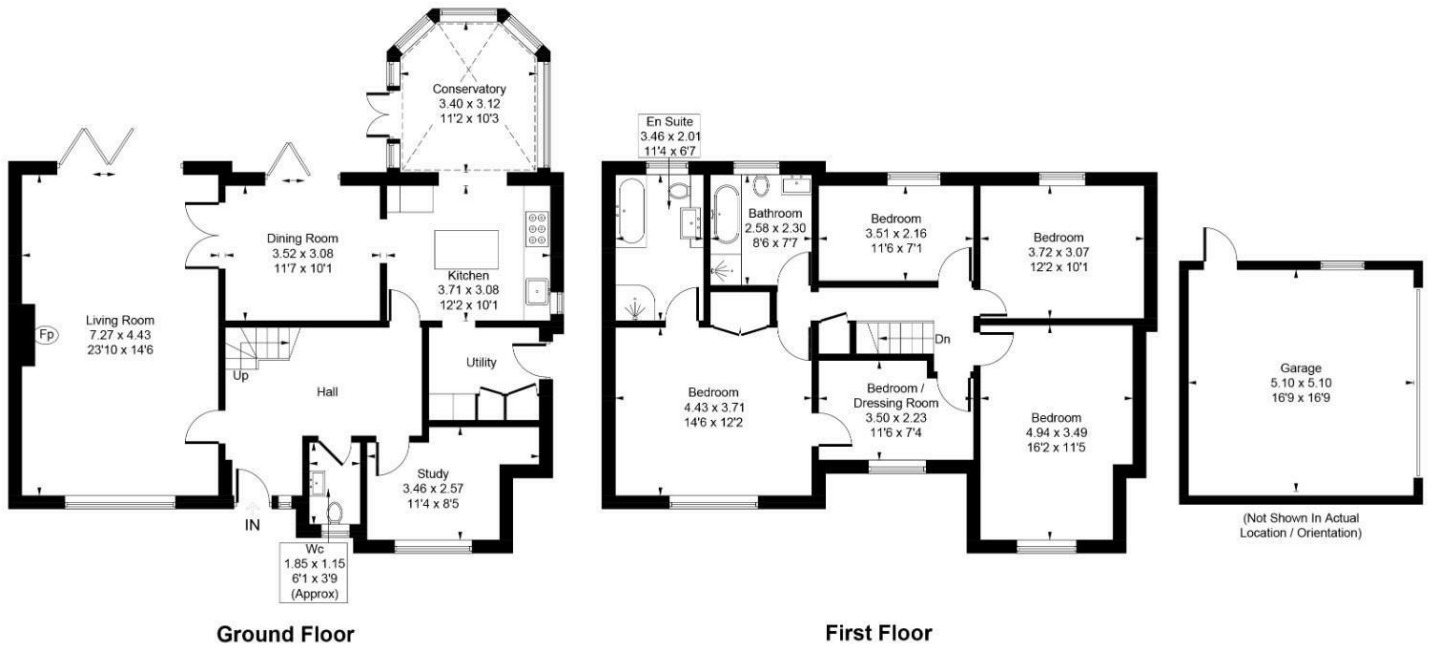


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