



Floral Dene
Langham, Essex

**DAVID
BURR**



Floral Dene, Park Lane, Langham, Colchester, Essex, CO4 5NN

The historic village of Langham is located within the Dedham Vale an area of outstanding natural beauty. Local amenities include a village shop, public house and Langham primary school which has an Ofsted rating of Outstanding. Langham is located within easy access of the A12 and A14 with the town of Colchester 6 miles away with its mainline station providing a direct link to London Liverpool Street Station.

A three/four-bedroom detached Grade II listed thatched cottage enjoying an attractive setting on the well-regarded Park Lane, centrally positioned within the ever-popular North Essex village of Langham. A timber-framed, Grade II listed period residence offering an accommodation schedule extending to approximately 1,500 sq ft, enjoying a wealth of retained period features throughout including an array of exposed timbers and studwork, Rayburn stove, inglenook fireplace with herringbone-patterned hearth, doors complete with Suffolk latches and timber-framed casement windows. Offering ground-floor bedroom accommodation, the property is adaptable in its appeal with further benefits including a detached garage, ample private parking via two separate driveways and a total plot size of approximately 0.32 acres. A further 0.43 acres are available via separate negotiation. **No onward chain.**

A three/four-bedroom Grade II listed detached cottage offering a wealth of period features with the thatch having been re-ridged in 2020 and set in grounds of 0.32 acres. Benefits include a detached garage and two driveways. A further 0.43 acres are available via separate negotiation and the property is offered with no onward chain.

Timber door with latch opening to:

SITTING ROOM: Afforded a dual aspect with window range to front, array of exposed timbers and studwork including a central ceiling timber and inglenook fireplace with herringbone-patterned hearth, wood shelving and inset wood burning stove set on a stone hearth. Door to rear opening to garden and timbered opening to:

SNUG: Set immediately off the sitting room and afforded a dual aspect with casement windows to side and rear, exposed timbers and brickwork.

DINING ROOM: With window range to side, brick fireplace with inset Rayburn stove (operating as the central heating system) and a tiled hearth with oak bressummer beam over. Exposed wall and ceiling timbers and linen store housing water cylinder with useful fitted shelving. Door with Suffolk latch opening to:

KITCHEN: Fitted with a matching range of wooden-fronted base and wall units with preparation surfaces over and tiling above. Spherical single sink unit with mixer tap above and window range to front. Space for appliances including an oven with hob above, fridge, freezer and washing machine/dryer. Spotlights throughout and door to outside.

FAMILY BATHROOM: (Accessed via dining room) Fitted with ceramic WC, pedestal wash handbasin with tiling above, bath with shower attachment and bidet. Obscured-glass window range to side and rear in addition to exposed wall and ceiling timbers.

BEDROOM 4: With window range to front affording attractive views over the gardens, brick fireplace and exposed wall and ceiling timbers. Door to useful under stair store.

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First floor

LANDING: With door to recessed storage space with hanging rail. Exposed ceiling timbers and door opening to:

BEDROOM 1: Offering an array of exposed timber and studwork set beneath a pitched roofline with exposed brick chimney breast. Single window to front. Door to:

BEDROOM 2: With casement window range to side, door to useful storage space.

BEDROOM 3: With window range to side affording views across the gardens and exposed wall and ceiling timbers.

Outside

A quintessential thatched cottage enjoying an attractive setting in one of the area's most favoured villages. Offering two driveways, the first of which is set behind a five-bar gate with tandem parking for two vehicles.

The second driveway is accessed on the east and offers a well-screened border with a further five-bar gate opening to Park Lane. The driveway runs parallel with the rear boundary lane opening into a shingled area of private parking with space for approximately four vehicles. Direct access is provided to the:

GARAGE: With up-and-over door to front.

The gardens are set principally to the side and rear of the property with an expanse of lawn bordered by an array of mature trees and hedge line border with attractive pond. Further notable features include an original well and timber-framed summer house providing an ideal covered seating area. The gardens benefit from a number of terraces, ideally placed to

enjoy the south-facing front aspect, offering considerable seclusion and privacy.

AGENTS NOTES: A further 0.43 acres are available via separate negotiation for the sum of £55,000. The land is set immediately to the rear of the existing curtilage and offers a fence line border to side, hedge line border to rear, a substantial expanse of lawn with fledgling trees, providing a further gated access on to Park Lane.

A planning application is currently in process for the demolition of the existing garage and erection of cart lodge with annexe above for family use; application reference number 220512 details of which can be viewed at www.colchester.gov.uk/planning/search/

TENURE: Freehold

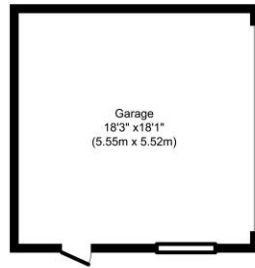
SERVICES: Mains water, drainage and electricity are connected. Oil fired heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: Colchester Borough Council, 33 Sheepen Road, Colchester, Essex, CO3 3WG (01206 282222). **BAND:** F

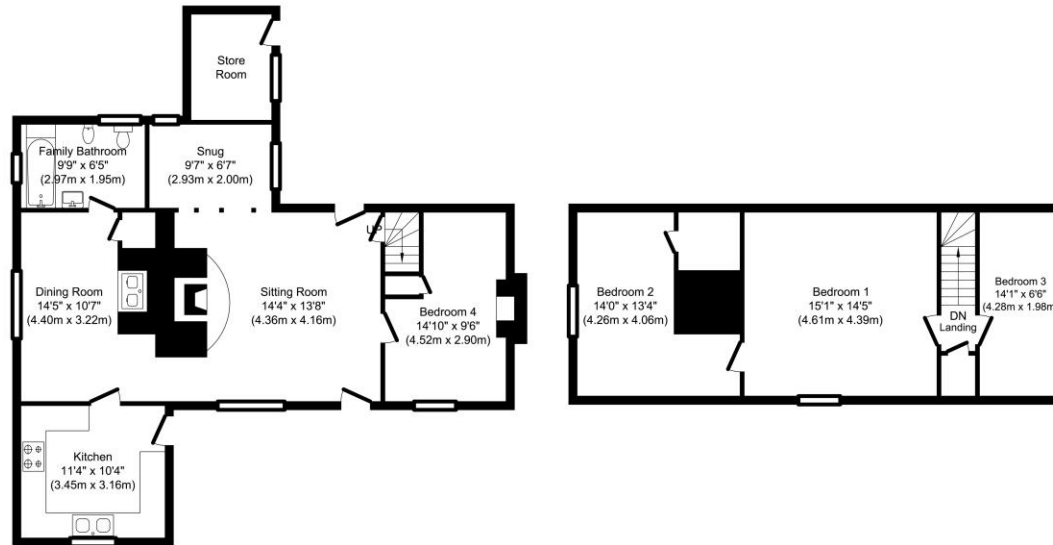
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Garage
Approximate Floor Area
329.69 sq. ft.
(30.63 sq. m)



Ground Floor
Approximate Floor Area
880.27 sq. ft.
(81.78 sq. m)

First Floor
Approximate Floor Area
548.52 sq. ft.
(50.96 sq. m)

TOTAL APPROX. FLOOR AREA 1758.50 SQ.FT. (163.37 SQ.M.)

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