

*7 St. Clare Road, Lexden, Colchester CO3 3SZ*



AN EXTREMELY RARE OPPORTUNITY HAS ARISEN TO PURCHASE THIS MAGNIFICENT FIVE BEDROOM DETACHED RESIDENCE IN THE HEART OF OLD LEXDEN, SET IN COLCHESTER'S MOST PRESTIGIOUS ROAD, WITH GENEROUS GROUNDS REACHING 1/4 OF AN ACRE.

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PRESTIGE COLLECTION

Due for completion in Spring 2018, now is the perfect time to secure this remarkable home and potentially have some input into certain finishing. Site viewing appointments are available, please contact us to organise these or for any further information you may require. The property is currently undergoing an extensive programme of extensions, upgrades and total refurbishment by the present owners and with spectacular attention to detail - creating a vast array of stunning, spacious accommodation throughout, approaching 3,700 square feet.



## The Ground Floor

### RECEPTION HALL 21' 4" x 14' 2" (6.50m x 4.32m)

With tiled flooring, underfloor heating, a bespoke handmade curved staircase and doors to:

### LIVING ROOM 18' 5" x 16' 3" (5.61m x 4.95m)

Underfloor heating, engineered wood flooring, inset cast iron log burner, double glazed window to front, CAT 5 cabling.

### KITCHEN/DINING/FAMILY SPACE 28' x 18' 4" (8.53m x 5.59m)

With underfloor heating, tiled flooring, inset LED spotlights, French doors opening to rear garden, bespoke range of luxury fitted units with composite stone working surfaces, inset ceramic sink unit, range of integrated appliances comprising of dishwasher, two electric ovens, two warming drawers, induction hob, canopy extractor hood and wine fridge.

### ORANGERY 17' 3" x 10' (5.26m x 3.05m)

Of beautiful timber panel and double glazed construction, with underfloor heating, tiled flooring, Chinese lantern skylight, French doors opening out to rear garden.

### STUDY/FAMILY ROOM 13' x 13' (3.96m x 3.96m)

Underfloor heating, tiled flooring, double glazed window to rear, inset LED spotlights, CAT 5/Ariel/CCTV hubs.

### LOBBY

Underfloor heating, tiled flooring, doors to:

### CLOAKROOM

With underfloor heating, tiled flooring, inset LED spotlights, Duravit sanitary ware and an enclosed Gerberit WC.

### UTILITY ROOM 15' 7" x 8' (4.75m x 2.44m)

With underfloor heating, tiled flooring, inset LED spotlights, further range of fitted units, space for washing machine and tumble dryer, cupboards housing water cylinder, underfloor heating manifold, gas boiler and water softener, glazed door to side.

### STORE ROOM/WORKSHOP 15' 7" x 10' (4.75m x 3.05m)

An ideal substitute for an integral garage, which could be used as a workshop or storage room. Power and light connected, handmade bi-folding doors opening to front.

## The First Floor

### GALLERIED LANDING

A fabulous landing space with two cleverly designed glass skylights. With doors to:

### MASTER BEDROOM 18' 8" x 14' 9" (5.69m x 4.50m)

Vaulted ceiling, large double glazed window to rear, inset LED spotlights, door to En-Suite bathroom.

### EN-SUITE BATHROOM 13' 1" x 10' (3.99m x 3.05m)

Electric underfloor heating, tiled flooring, luxury white suite comprising of walk in shower with rain head and sliding rail, freestanding slipper bath and floor taps, countertop his & hers hand wash basins, Gerberit enclosed cistern with Duravit WC, feature arch shaped double glazed window to rear, inset LED spotlights, extractor fan.

### BEDROOM TWO 15' x 13' (4.57m x 3.96m)

With vaulted ceiling, large double glazed window to rear, inset LED spotlights, door to:

### WALK-THROUGH WARDROBE

With wall to wall fitted wardrobes, door to En-Suite shower room.

### EN-SUITE SHOWER ROOM

Karndean flooring, luxury Duravit suite comprising of walk in double shower with rain head and separate handheld shower, enclosed Gerberit toilet cistern, vanity hand wash unit with drawers under, inset LED spotlights, double glazed window to side, extractor fan.

### BEDROOM THREE 16' 1" x 13' (4.90m x 3.96m)

With inset LED spotlights, double glazed window to front, door to:

### EN-SUITE SHOWER ROOM

Karndean flooring, luxury Duravit suite comprising of walk in double shower with sliding rail shower, enclosed Gerberit toilet cistern, semi pedestal wash unit with drawers under, inset LED spotlights, double glazed window to front, extractor fan.

### BEDROOM FOUR 11' 6" x 11' 6" (3.51m x 3.51m)

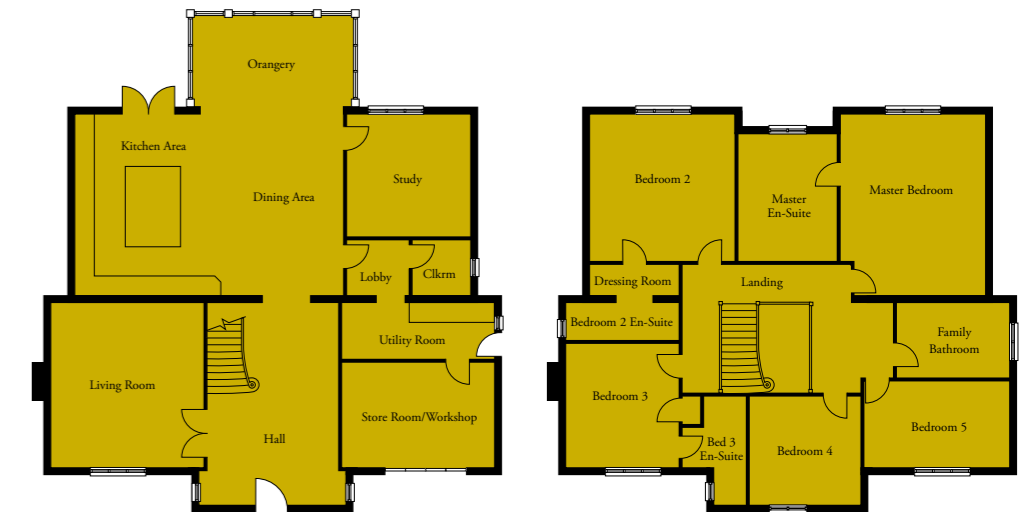
With ceiling pendants, double glazed window to front.

### BEDROOM FIVE 15' 1" x 10' (4.60m x 3.05m)

A spacious room with ceiling pendants, double glazed window to front.

### FAMILY BATHROOM

Karndean flooring, luxury Duravit white suite comprising of double ended panel bath, separate walk in double shower, enclosed Gerberit toilet cistern, inset LED spotlights, double glazed window to side, extractor fan.



Agents Note There is CAT 5 cabling and Sky points to all bedrooms.

### OUTSIDE

As previously mentioned the property is set in impressive grounds measuring 1/4 of an acre and to the front the property will benefit from a large sweeping driveway which leads to an integral store room/workshop. There will also be a gated side access point, gate to the rear of the property and gardens laid to lawn. To the rear there is a very generous garden which measures 130ft x 55ft, this will feature an attractive sun patio spanning across the width of the house, the remainder will be laid with new turf and enclosed by panel fencing. There is also a newly built double door garden shed which is to remain.

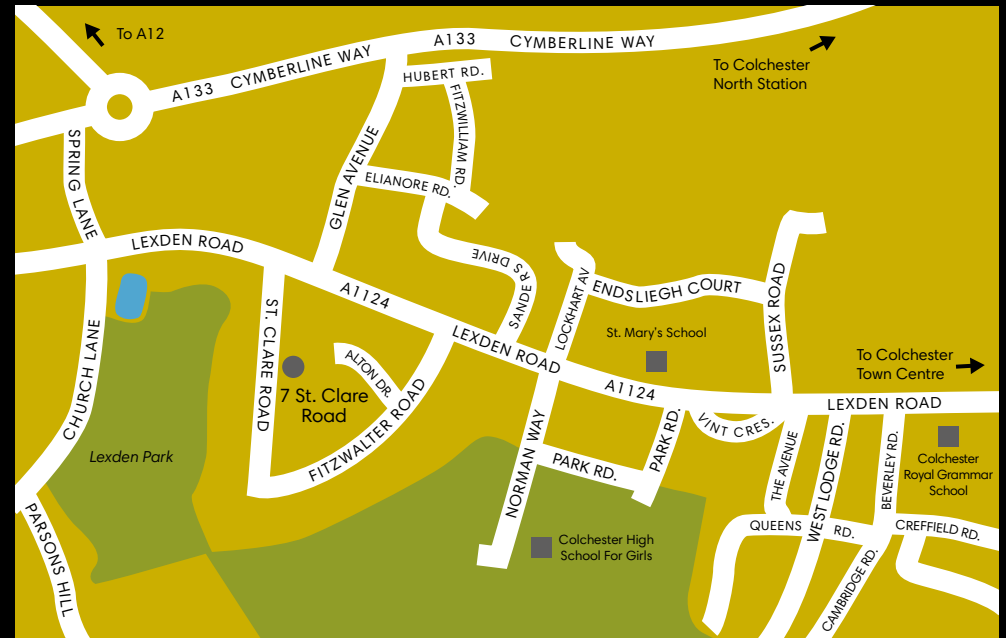


*Lexden Park, Lexden.*

## LOCATION

St. Clare Road is an exclusive, much sought after address, renowned for the stunning Architecture of the properties that reside here. It is situated in the heart of Old Lexden, the most prestigious district in Colchester, boasting some of the Country's finest schools including The Royal Grammar School, County High School For Girls, St. Marys School For Girls and Hamilton Primary, which has recently been announced as the 6th best Primary School in England.

The town centre, North Station with direct links to London Liverpool Street, and Crouch Street, renowned for its Boutique Shops, Bars, Cafes and Restaurants, are all just a short stroll away. The A12 is a short drive away, offering easy access to the M25, M11 and Stansted Airport.



## SERVICES

We understand that mains water, electricity, gas fired central heating, mains water and drainage are connected to the property.

**TENURE** Freehold

To arrange an accompanied viewing or to register your interest in this magnificent property, contact us today.

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