



Old House, Dedham Road, Langham, Essex

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Old House, Dedham Road, Langham, Colchester, Essex, CO4 5PY

A beautiful Grade II Listed family home with separate guest cottage set in over 2 acres of gardens and grounds in an area of outstanding natural beauty with views over the Dedham vale and located in the picturesque village of Langham.

Langham 1.8 miles, Dedham 2.2 miles, Colchester station 6.2 miles (Liverpool Street 52 minutes) Ipswich 12 miles.

House: Reception hall | Drawing room | Snug Dining room | Study | Kitchen/breakfast room Utility | Sitting room | Principal bedroom with en suite | 3 further bedrooms | Jack and Jill bathroom | Workshops | Swimming pool and summer house | Gym/changing room | EPC Rating E

Cottage: Reception room | Kitchen/dining room 2 Bedrooms | Bathroom | Shower room Conservatory | EPC Rating C

In all about 2.28 acres

The property

Approached over a long gravelled drive, and sitting beautifully within its plot, Old House is a substantial property with stunning interiors.

Offering light and flexible accommodation throughout, together with some impressive period features such as exposed beams. The house also benefits from a wonderful setting within gardens and grounds extending to

just under two and a half acres. Along with a charming two bedroom cottage, swimming pool and a number of useful outbuildings, the property makes a superb family home.

A welcoming double-height reception hall provides a grand entrance as well as access to the ground floor accommodation. The drawing room with exposed timbers and impressive inglenook fireplace with wood burning stove, creates an ideal space for relaxing or entertaining. The room flows into the adjacent snug, allowing further space for additional seating, with a study also providing ideal room to work from home. To the other side of the chimney breast is the dining room, also offering fabulous space for entertaining. The kitchen has been stylishly fitted with bespoke cabinetry, providing a contemporary air to the space. A peninsula creates room for informal dining and natural light from the roof lights helps to add to the sense of space to the heart of the house. Steps down lead to a part-vaulted, breakfast area, which could also be utilised as a convenient space to watch over children. Completing the downstairs accommodation is the adjoining utility room, followed by a further sitting room also with wood-burning stove.

To the first floor is the dual aspect principal bedroom with en suite shower room. Further on this floor are three additional bedrooms, one of which benefitting with direct access to the family bathroom, complete with shower and roll top bath.

The Cottage is positioned away from the house to the end of the drive. The property is a separate residential dwelling and offers wonderful accommodation set over two floors. Comprising a kitchen with dining area, reception room shower room and conservatory to the ground floor, and two bedrooms and family bathroom to the first floor, the cottage makes ideal guest accommodation or holiday let. The cottage also benefits from air conditioning in the main bedroom and reception room.





Location

The property is located to the north of the village of Langham, which sits at the heart of the Stour Valley. Nearby villages include Boxted, Langham and Dedham. The latter benefits from a range of local shops and restaurants along with a fine parish church and a Church of England primary school rated as outstanding. Old House also sits within striking distance of a number of popular pubs and restaurants including The Talbooth, Milsoms and The Shepherd and Dog in Langham itself.

Langham is well located for access to the A12 for onward travel to London and the Suffolk Coast. Colchester railway station with its direct service to Stratford and London Liverpool Street (fastest trains about 52 minutes) Ipswich and Colchester, respectively 12 and 6 miles away from Langham, provide a range of further commercial and recreational amenities as well as many highly regarded educational facilities including Ipswich School, St Marys, Royal Hospital School, Colchester Grammar Schools, Holmwood House, Orwell Park at Nacton, and Littlegarth at Nayland.





Outside

Approached through a handsome red brick and iron gate entrance, via a long gravelled driveway, Old House benefits from far-reaching countryside views along with over two acres of beautiful gardens and grounds. Intersected by the sweeping driveway, the immediate gardens have been thoughtfully landscaped, with well-stocked borders and numerous mature trees. Areas of terrace adjacent to the house and around the swimming pool create a wonderful setting for al fresco dining and entertaining. The pool is enclosed by mature hedging and a low level brick wall to offer a secluded setting, and the summer house has a kitchen, ideal for creating meals outside. Other outbuildings include a gym/changing room, carport and a number of workshops providing ideal storage.

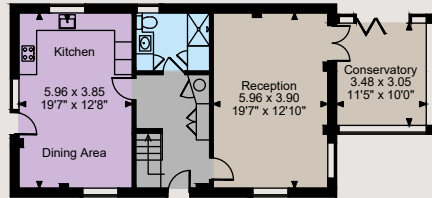
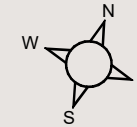




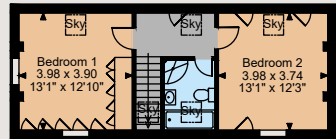


Floorplans

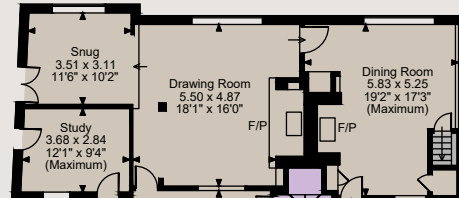
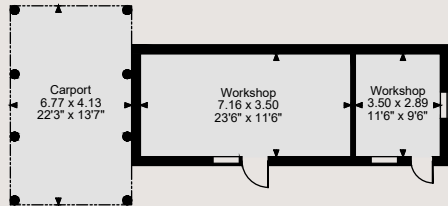
House internal area 3,161 sq ft (294 sq m)
 Carport internal area 301 sq ft (28 sq m)
 Outbuildings internal area 857 sq ft (80 sq m)
 Cottage internal area 1,241 sq ft (115 sq m)
 For identification purposes only.



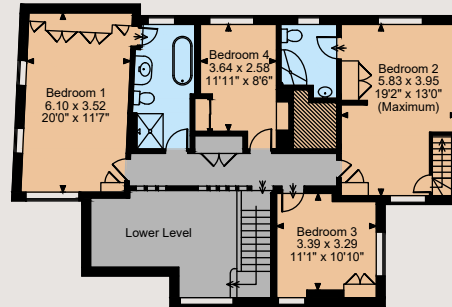
Cottage Ground Floor



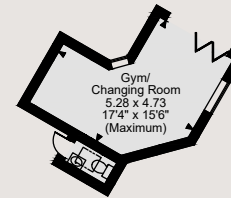
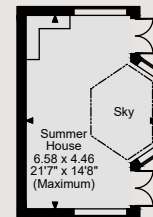
Cottage First Floor



House Ground Floor



House First Floor



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8558926/RIB

General

Local Authority: Colchester District Council.

Services: Oil fired central heating, private drainage which the client believes is compliant, all other mains services are connected.

Council Tax: Main house is Band G. The Cottage is Band A

Tenure: Freehold

Guide Price: £1,700,000

Suffolk

The Stables, Wherstead Park, Ipswich, Suffolk IP9 2BJ

01473 220444

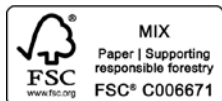
ipswich@struttandparker.com

struttandparker.com

@struttandparker

/struttandparker

Over 45 offices across England and Scotland, including Prime Central London



For the finer things in property.



IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken July 2023. Particulars prepared July 2023. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited