



Impressive property with incredible indoor pool.

Wisconsin, Langham Lane, Langham, Colchester, Essex CO4 5HX

Freehold



Four Bedrooms • Four Bathrooms (Two En Suite) • Kitchen/Breakfast Room • Six Reception Rooms • Indoor Pool with Jacuzzi, Sauna and Steam Room • Tennis/Basketball Court • Annexe • Circa 2.37 Acres

Local information

Wisconsin is an outstanding property, surrounded by picturesque farmland and ideally situated on a private road, on the edge of Langham, one of the most sought after and attractive rural areas within the Dedham Vale.

The area is designated as an Area of Outstanding Natural Beauty and the Stour Valley has many beautiful and popular villages including Dedham, East Bergholt, Higham and Stoke by Nayland, between them they have a variety of shops, schools, hotels, restaurants and other amenities.

The ancient Roman town of Colchester, the oldest recorded town in England, has a more extensive range of shopping, educational and recreational facilities and together with Ipswich, the county town of Suffolk they offer a wide range of amenities.

Education provisions in the area are excellent in both the state and independent sectors including Littlegarth Prep School in Nayland and a well-regarded public school in Ipswich. Colchester Royal Grammar School is also within easy reach.

The commuter can take advantage of convenient access to the A12, linking into the major motorway network, and trains from Colchester and Manningtree which terminate at London Liverpool Street Station. Other amenities in the area include golf at Stoke by Nayland,

Hintlesham, Colchester and Ipswich, Sailing on the Orwell and Stour estuaries and racing at Higham.

About this property

Situated behind electric iron gates, Wisconsin is a particularly impressive and substantial detached house. Set in circa 2.37 acres, with a tennis/basketball court, detached annexe and fabulous indoor pool, the property, which covers over 6,000 square feet of accommodation, is the ideal space for entertaining and raising a family.

The accommodation flows remarkably well with well-proportioned and light filled rooms. The kitchen enjoys a double aspect and bi-folding doors in the breakfast room lead on to a lovely terrace with a water fountain and seating area. The bespoke kitchen has been cleverly designed with granite work surfaces, island and integrated appliances including Gaggenau oven, hob, steamer and fryer.

To the east of the house is an excellent vaulted sitting room with exposed timbers, French windows and a wood-burning stove. The study, ideal for home working, has been hand built from solid oak with two workstations.

Off the reception hall, to the west of the property, is an elegant drawing room and dining room, with a wonderful central open fireplace. Double doors from the





dining room lead to a further reception room, currently used as a games room, and a conservatory, with French windows on to the terrace. The drawing room has a delightful bay window with a window seat and French windows leading out to the beautiful garden.

Stairs from the reception hall lead to the main sleeping accommodation, comprising three generous double bedrooms. The principal bedroom is a particularly pleasant room, with a Juliet balcony, en suite shower room and dressing room. A further bedroom, to the west of the property, offers superb guest accommodation, with an en suite.

POOL ROOM

The indoor swimming pool is exceptional. Elegantly proportioned with a 10'4" deep end, ideal for diving, the pool sits in a marvellous vaulted pool room with a Jacuzzi, steam room and sauna. Large bi-folding doors open on to a terrace and out to the stunning garden.

OUTDOOR

Wisconsin has a beautiful garden, with mature borders and trees; terraces providing excellent entertaining areas and a pretty pond with decking. A tennis/ basketball court sits well in the land which extends to over two acres, with a great paddock to the west.

An annexe provides further accommodation, with an open plan kitchen/reception room, bathroom an en suite shower room.

Set behind electric gates, Wisconsin offers ample parking over a shingle drive and a double garage.

SERVICES

Mains electricity and water; private drainage; oil fired central heating.

Tenure

Freehold

Local Authority

Colchester Borough Council

Viewing

Strictly by appointment with Savills









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Gross internal area (approx) 5790 Sq ft
Outbuildings 379 Sq ft
Total 6169 Sq ft



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Approximate Area = 5790 sq ft / 537.8 sq m (includes garage)

Annexe = 379 sq ft / 35.2 sq m

Total = 6169 sq ft / 573.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2021. Produced for Savills (UK) Limited. REF: 746839

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	59	67
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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