

The Street, Ardleigh  
Guide Price £650,000

## The Street, Ardleigh

Discover a truly enchanting home formed from a row of Grade II listed Tudor cottages nestled in the heart of Ardleigh. Steeped in history with the oldest parts of the property dating back nearly 500 years, this delightful five-bedroom property is perfect for families seeking an idyllic and private retreat.

Set within a generous plot of over 1/3 acre (subject to survey), this magnificent timber-framed house exudes charm and warmth throughout, showcasing exposed beams and brickwork, an impressive inglenook fireplace and numerous log burners. Immerse yourself in the timeless ambience of the multiple, inner-connecting reception rooms, all with good ceiling heights, including a grand dining room, an elegant drawing room, a cosy snug and a well-appointed study. Further benefits include extensive storage, as well as a useful boot room and large utility room.

The spacious accommodation offers flexibility and can be easily adapted to suit a variety of requirements. The first floor comprises four bedrooms, including three fantastic size doubles, a dressing room to bedroom one, a family bathroom and a separate shower room.

There is also a potential annexe in the form of a ground-floor bedroom, kitchen area and shower room.

Accessed off of the street and via a gated driveway, the property boasts to a charming rear courtyard with secure parking for multiple vehicles, a double garage, wood store, cart lodge and kennel. The enviable, fully fenced, sun-filled, west facing rear garden extends off of the courtyard with an expansive lawn area and a raised deck.

GUIDE PRICE £650,000 - £675,000





#### LOCATION:

Ardleigh is a popular and well-served medieval village lying between Colchester and Manningtree, on the edge of the Dedham Vale AONB. It offers a well-stocked corner shop (open daily until late), a good primary school, a post office, a doctors surgery and dispensary, a farm shop with cafe/bar, Chinese takeaway, two popular pubs/eateries, a village hall with recreation ground and cricket field, and several playgrounds. For outdoor types, Ardleigh reservoir's 136 acres of peaceful, secluded waters are home to angling clubs and the thriving and friendly Sailing Club. Excellent local footpaths connect to The Essex Way and The Suffolk Way.

The beautiful medieval village of Dedham is only 2.7 miles away with further eateries, shops, galleries, a delicatessen, butcher, dentist and pharmacy. As well as boating, canoeing and walks along the River Stour into wider Constable Country.

Manningtree and Colchester mainline stations are about 3.9 and 4.9 miles away respectively with trains to London Liverpool Street from 48 minutes. There is also easy access to the a12, as well as good local bus services.

#### Agents notes:

Tenure - Freehold

Council tax - Band G

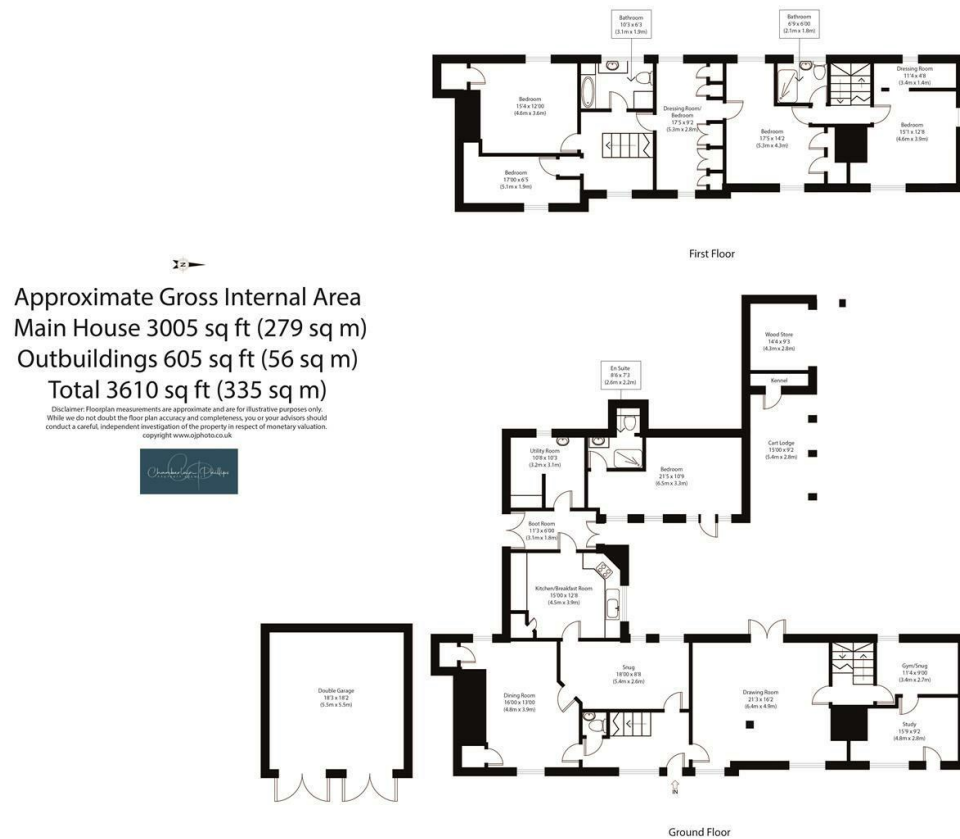
Services - Mains

Gas/Electric/Water/Drainage

Heating - Radiators via gas boiler

- GRADE II LISTED
- PLOT IN EXCESS OF 1/3 ACRE (STS)
- 5 RECEPTION ROOMS
- 5+ BEDROOMS
- BOILER & HOT WATER TANK REPLACED
- POTENTIAL FOR ANNEXE
- DOUBLE GARAGE & DRIVEWAY
- VIEWS OF THE CHURCH
- CHARACTER FEATURES THROUGHOUT
- VIEWING ADVISED

## Floor Plan



## Area Map



## Energy Efficiency Graph

## Viewing

Please contact our Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

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