



Harts Lane, Ardleigh
£695,000 FREEHOLD

Harts Lane, Ardleigh

Situated close to the Dedham Vale within the sought-after village of Ardleigh, this spacious detached bungalow set in 3/4 acre presents an incredible opportunity to create a substantial family home offering absolute privacy in a stunning rural position. This incredible property is an opportunity waiting for the right visionary to unleash its full potential to

Boasting a total of three bedrooms and two bathrooms, this bungalow provides a comfortable living space for the whole family. Upon entering, you will be greeted by a kitchen/dining room, perfect for hosting intimate gatherings and cosy family meals. The open-plan sitting/dining room offers a spacious area for relaxation and entertaining, flooded with natural light that streams through large windows, illuminating the charming interior.

Unleash your creativity in the large family/games room, a versatile space that can adapt to suit your lifestyle. Whether you envision it as a peaceful sanctuary for quiet activities or an exciting hub for friendly competition, this room promises valuable quality time with loved ones.

Additionally, a detached double garage and workshop offer a platform for storage and hobbies, ensuring that your every need is met within the property.

Beyond the boundaries of this enchanting abode lies an idyllic village renowned for its appeal. Ardleigh offers a delightful corner shop, open until 10:00 pm, ensuring convenience is never compromised. A good primary school, St. Marys, provides a nurturing educational environment for young minds to thrive, while a post office and doctors surgery offer essential services at your doorstep.

Agents notes:
Tenure - Freehold
Council tax - Band G
Services - Oil/Electric/Water/ Private Drainage
Heating - Radiators via oil boiler
Mobile - EE, O2 & Vodafone Limited
Broadband - Ultrafast is available





- EXCELLENT MODERNISATION OPPORTUNITY
- SET IN A 3/4 ACRE PLOT
- SPACIOUS AND VERSATILE ACCOMMODATION
- HUGE POTENTIAL TO EXTEND
- RURAL POSITION CLOSE TO DEDHAM VALE
- SUBSTANTIAL FOOTPRINT
- DETACHED DOUBLE GARAGE AND WORKSHOP
- NO UPWARD CHAIN

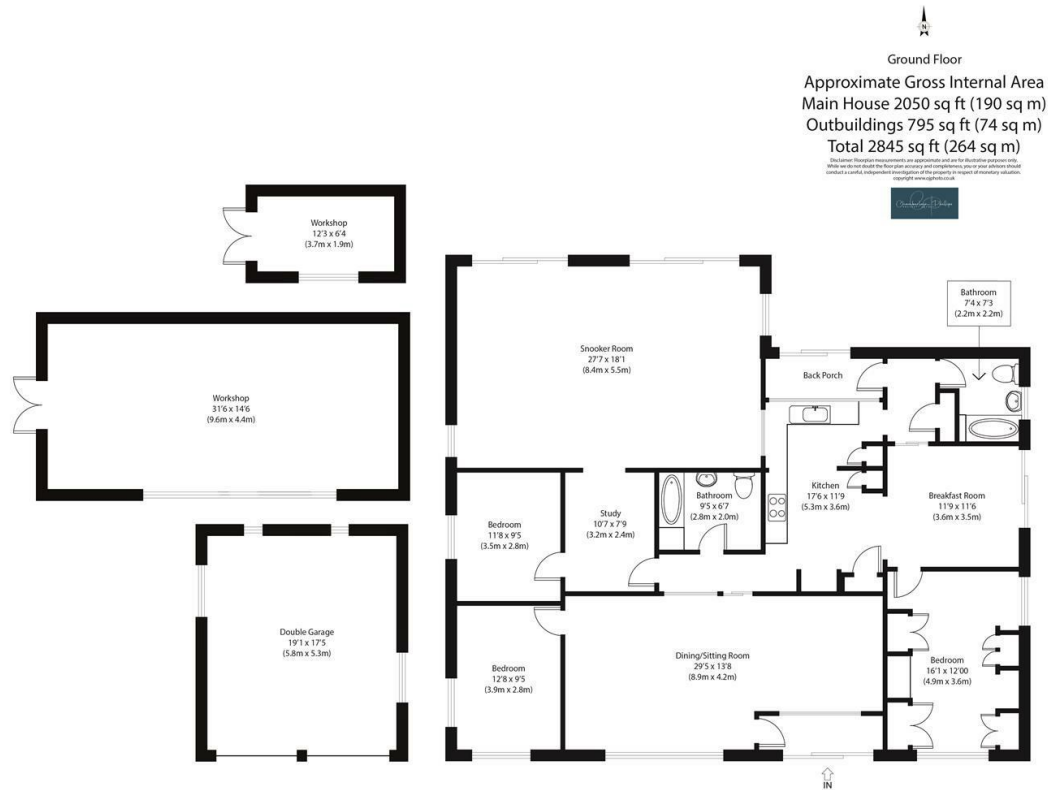
LOCATION:

Ardleigh is a popular village set between Colchester and Manningtree, it has a corner shop which opens until 10:00 pm, a good primary school - St Marys, a post office, a doctors surgery and a Chinese takeaway restaurant and popular pub/eatery The Wooden Fender. While for those who enjoy sailing, Ardleigh Sailing Club is a thriving and friendly club situated within 136 acres of peaceful and secluded water providing excellent resources for racing, training, or simply cruising.

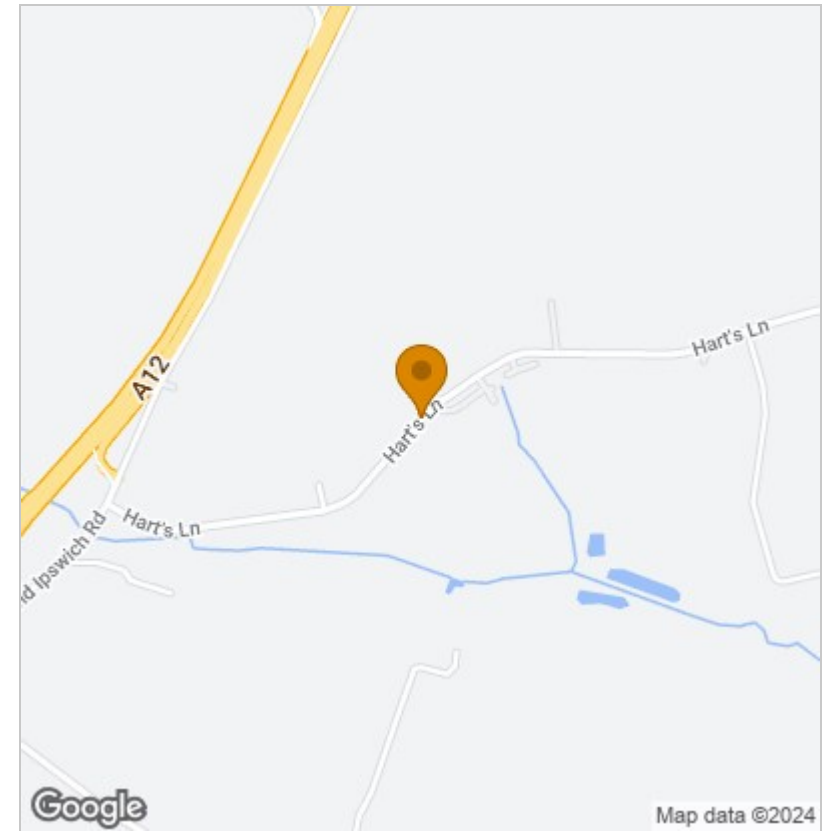
The beautiful medieval village of Dedham is approximately 2.7 miles away and provides a good variety of restaurants, local shops and amenities including butchers, delicatessen, post office and pharmacy. Dedham also benefits from some lovely walks along the banks of the River Stour. The nearest railway stations can be found in Manningtree and Colchester, lying approximately 4.4 and 4.9 miles away respectively. Colchester also provides an extensive range of shops, restaurants, social facilities and schools including the highly regarded Colchester Royal Grammar School.



Floor Plan



Area Map



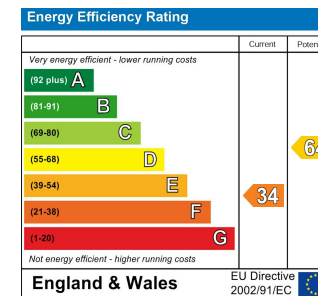
Viewing

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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Energy Efficiency Graph



Council Tax Band - G

Tenure - Freehold