



Ardleigh

Guide Price £1,000,000







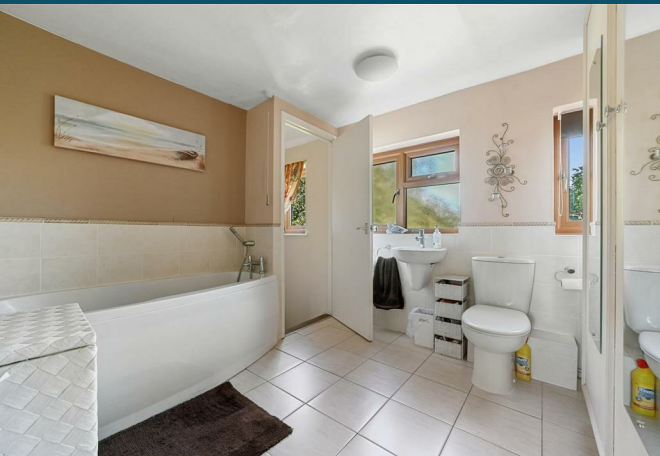
Introducing a truly captivating property that is steeped in history and brimming with potential. This fascinating detached home offers versatile living spaces and exceptional equestrian facilities, perfect for families, multi-generational living, or commercial purposes. With a harmonious blend of unlisted 17th-century charm and Edwardian grace, this property is sure to impress even the most discerning of buyers.

Featuring four/five bedrooms, en-suite bathroom, as well as a convenient Jack and Jill bathroom and separate shower room, this home effortlessly caters to the needs of a growing or extended family. Three reception rooms provide an abundance of space for relaxation and entertainment, while two well-equipped kitchens offer ample room for culinary creations. Additionally, there's an external bedsit that lends itself beautifully as an Airbnb or additional guest accommodation.

For those with an equestrian passion, this property boasts four stables, granting your beloved horses a comfortable haven, along with a turn-out area. The tack room, complete with hot water, offers convenience and functionality. A hay store with an adjoining cloakroom and a covered tractor/mower area elevate the equestrian experience, ensuring your beloved animals and equipment are always well cared for.

But the beauty of this property doesn't stop there. Adjacent to the main house, there is a captivating detached Edwardian former wash house, waiting to be transformed into a unique space that suits your individual requirements.

Set upon a vast plot measuring approximately 3.1 acres, including superb grounds, this property harmonizes serenely with its picturesque surroundings. Find peace and tranquillity in the scenic village of Ardleigh, favoured for its enviable location between Colchester and Manningtree.







Convenience is never far away, as Ardleigh boasts a range of amenities intended to make day-to-day life a breeze. A local corner shop ensures you have your essentials within easy reach, opening its doors until 10:00 pm for your convenience. A highly regarded primary school within the village nurtures young minds, complemented by a reliable post office, doctors surgery, and a delightful Chinese takeaway restaurant. Additionally, The Wooden Fender, a popular eatery and pub, offers a warm, convivial atmosphere for dining and socialising.

For those inclined towards a nautical pursuit, Ardleigh Sailing Club, situated on a sprawling 136-acre water haven, extends a warm invitation. An established and friendly club, it provides unparalleled facilities for racing, training, or simply cruising, making it an ideal spot to embrace the joys of sailing.

For a change of scene, the idyllic medieval village of Dedham beckons, a mere 2.7 miles away. A fascinating assortment of restaurants, local shops, and amenities heighten your quality of life, while delightful strolls along the banks of the River Stour endorse a peaceful backdrop. For ease of travel, nearby railway stations can be found in the welcoming towns of Manningtree and Colchester, approximately 4.4 and 4.9 miles away, respectively. Colchester itself presents a notable array of shops, restaurants, social facilities, and esteemed schools, most notably the esteemed Colchester Royal Grammar School.

Don't miss the chance to explore the grandeur and potential of this remarkable property. Schedule a viewing today and take the first step towards unlocking a world of possibilities.

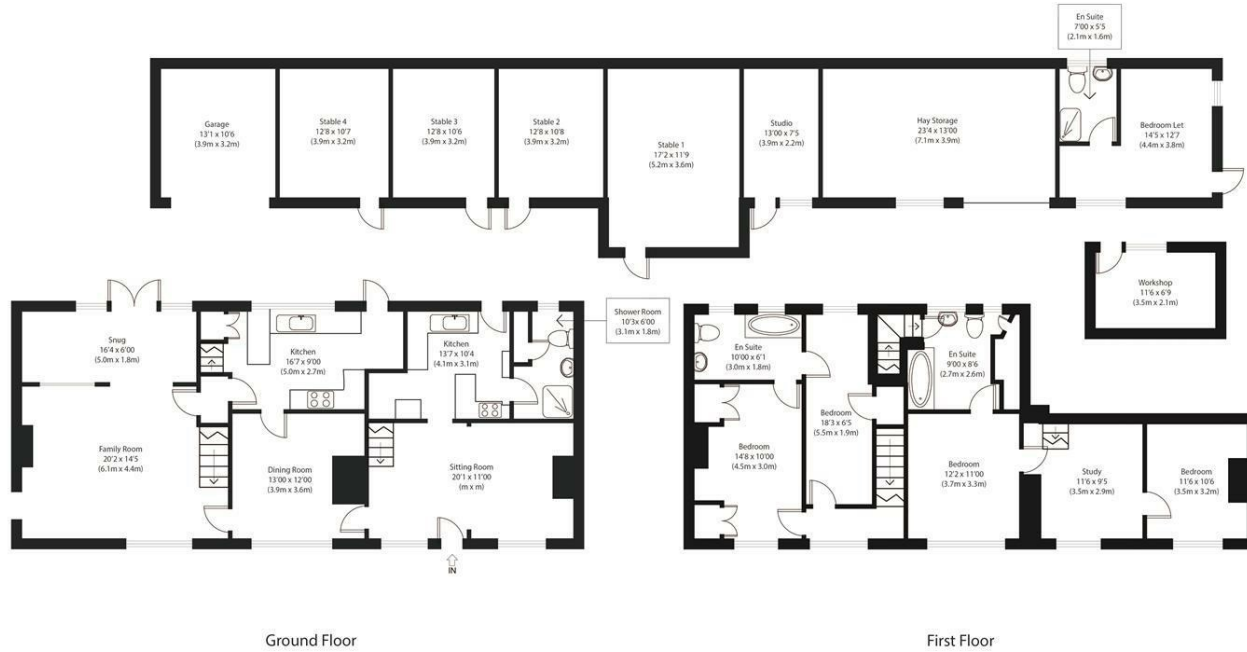








## Floor Plans



Approximate Gross Internal Area  
 Main House 2115 sq ft (196 sq m)  
 Outbuildings 1425 sq ft (132 sq m)  
 Total 3540 sq ft (329 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of measuring variations. Copyright www.ciphotels.co.uk



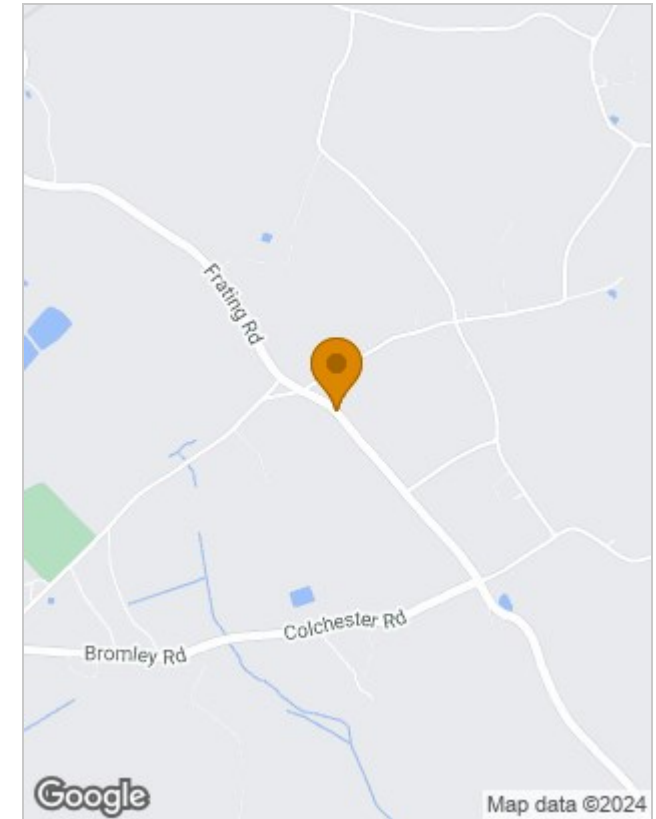
## Viewing

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

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			72
(55-68) <b>D</b>			
(39-54) <b>E</b>		42	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		