



Ardleigh Road, Great Bromley  
£675,000

## Great Bromley

Nestled within the idyllic Essex countryside, this captivating detached period farm cottage exudes charm and offers an escape to rural bliss, perfect for families or those seeking a harmonious multi-generational abode with small holding ambitions. Embracing the quintessence of country living, the generous 1.25-acre plot is adorned with a plethora of versatile outbuildings, tailored to the diverse needs of prospective homeowners.

The heart of this home is undeniably the kitchen/dining room, complete with a rustic wood burner, butler sink, and modern integrated appliances. Bi-folding doors reveal a delightful garden room, featuring soothing underfloor heating, which opens onto a covered patio, allowing for effortless indoor-outdoor living. The sitting room's wood burner adds an extra touch of warmth and character.

With three sumptuous double bedrooms, the residence caters comfortably to family life. The presence of two bathrooms, including a ground-floor shower room, and an additional cloakroom on the first floor, ensures convenience and privacy.

Outdoors, is a horticulturist's dream, boasting a self-contained fruit and vegetable garden that provides a bounty of fresh produce, complemented by potting sheds and a sizeable greenhouse. Social gatherings find their perfect setting in the detached party barn, half of which houses a convivial bar and seating area with a wood-burning stove. The other half serves as a dynamic gym or games room.

Vehicle enthusiasts will appreciate the substantial detached double carport with electric roller doors, while the detached 2-storey timber-framed outbuilding presents a wealth of possibilities, from creating a charming 'Tiny House' or cosy annexe, to a private office space.

Secured by a gated shingle driveway facilitating ample off-road parking, this property is an idyllic retreat for those seeking the perfect balance of rural allure and functional living.





#### LOCATION:

Convenience is never far away, with both Ardleigh and Great Bromley villages nearby which boast a range of amenities intended to make day-to-day life a breeze. A local shop ensures you have your essentials within easy reach, opening its doors until 10:00 pm for your convenience. Highly regarded primary schools within the villages nurture 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 2.8 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.

#### Important Information:

Tenure - Freehold  
Council Tax Band - F  
Services - Mains Electric, Mains Water & Private drainage  
Heating - Radiators via oil boiler  
Mobile Coverage Indoor: Three - None / 02/Vodafone/EE - Limited  
Broadband: Ultrafast broadband is available at this address

- **CHARMING PERIOD FARM COTTAGE**
- **OVERALL PLOT OF 1.25 ACRES (STMS)**
- **THREE DOUBLE BEDROOMS**
- **SPACIOUS LIVING SPACE**
- **LARGE DETACHED DOUBLE CARTLIDGE**
- **DETACHED PARTY BARN**
- **ADDITIONAL TWO STOREY DETACHED OUTBUILDING**
- **VERSATILE EXTERNAL ACCOMMODATION TO SUIT A MYRIAD OF BUYERS**
- **SEMI RURAL POSITION**
- **VIEWING IS ESSENTIAL TO FULLY APPRICIATE THE EXTEND OF ACCOMMODATION**

## Floor Plan



Approximate Gross Internal Area  
 Main House 1860 sq ft (173 sq m)  
 Outbuilding 1565 sq ft (145 sq m)  
 Total 3425 sq ft (318 sq m)

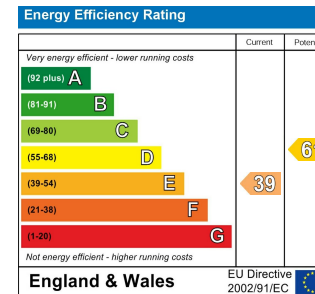
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. Copyright: www.chamberlainphillips.co.uk



## 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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6 Dairy Barn Mews, Summers Park, Lawford, Manningtree, Essex, CO11 2BZ  
 Tel: 01206 646479 Email: info@chamberlainphillips.co.uk www.chamberlainphillips.co.uk