



The Ashdown, Constable Gardens, East Bergholt Colchester CO7 6RF

welcome to

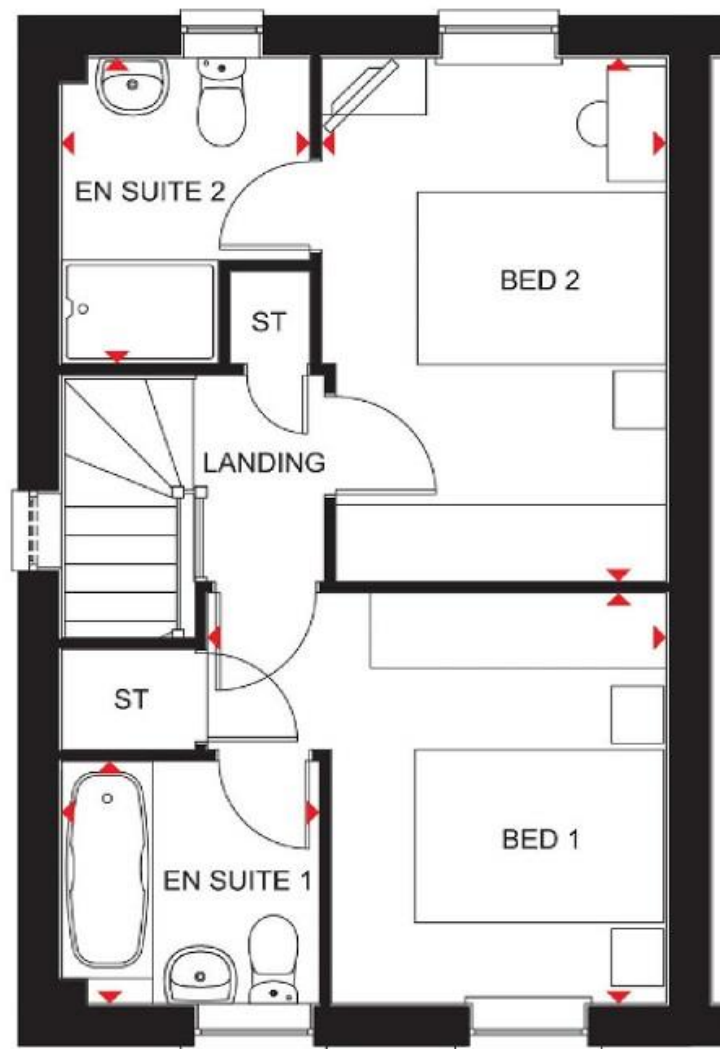
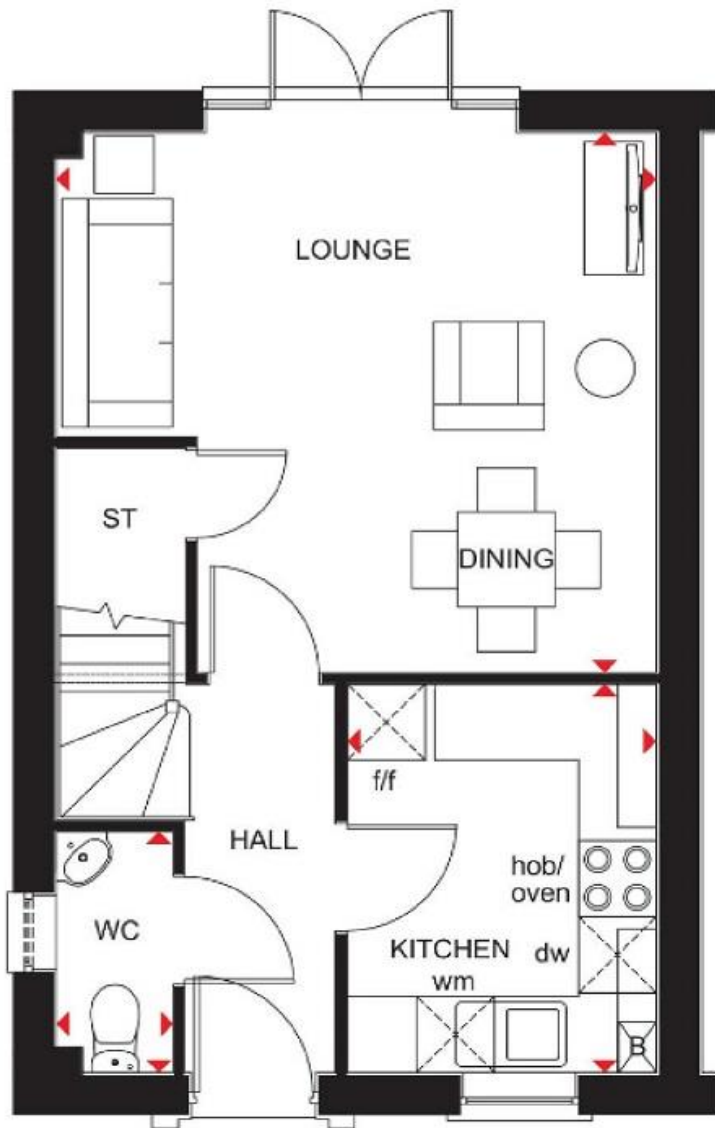
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William H Brown Colchester Culver Street West branch, are proud to present to you a charming new development, Constable Gardens, which boasts 2, 3, 4 & 5 bedroom homes nestled in the Stour Valley village of East Bergholt, Babergh district, situated North of the Essex Border. Conveniently located just 11 miles from the historic city of Colchester, providing access to shopping centres, bars and restaurants, easily combining the steady pace of rural life whilst keeping you connected by excellent travel links to the hustle and bustle of the city. In 2022 - Colchester was gifted modern city status as part of the Queen's Platinum Jubilee.

The village of East Bergholt offers the convenience for everyday amenities, such as co-op for groceries which is approx. 15 minute walk from your home, local coffee shops, cafes, farm shops and traditional pubs like The Carriers Arms, a beautiful village pub serving delicious Sunday roasts approx. 8 minute walk from Constable Gardens. For families, the village is home to two primary schools and East Bergholt High School, rated 'Good' by Ofsted.

Less than 4 miles away, you have the luxury of easily accessible public transport via Manningtree Train Station, connecting you to London Liverpool Street Station in approx. 1 hour, perfect for commuters with a hybrid working lifestyle. The A12 is also close by, offering excellent access to London, Ipswich and Stansted Airport which is approx. 50 minute drive.





Agents Notes

CGI's, images, dimensions, specifications and plans are provided for guidance purposes only, may be of previous developments and not specific to this plot and may differ from the finished development.

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- Two double bedrooms
- Two en-suite bathrooms & cloakroom
- Two car parking spaces
- Open plan lounge/dining room & separate spacious kitchen
- Electric car charging point

Tenure: Freehold EPC Rating: Exempt

£299,995



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CCS119956



Property Ref:
CCS119956 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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