



Fox Street | Ardleigh | CO7 7PP

FINE & COUNTRY

OVERVIEW

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Set on around 0.6 acres near the sought-after village of Ardleigh, this beautifully presented five-bedroom detached home offers countryside tranquillity with easy access to Colchester, Manningtree, and Dedham Vale. Surrounded by open farmland, it enjoys stunning rural views and sits within established gardens featuring mature trees, colourful borders, and a variety of fruit trees.

The property includes an elegant in-and-out driveway and blends period character with modern comfort, showcasing bespoke stained-glass details, hand-crafted doors, and light-filled living spaces that create a warm, welcoming atmosphere throughout.









STEP INSIDE

The Birches

Step inside and you're greeted by a light-filled entrance hall featuring bespoke stained-glass panels and beautifully crafted timber doors—a fitting introduction to a home full of warmth, charm, and individuality.

To the left lies a bright and airy ground floor bedroom with a large front-facing window, ideal as a guest room or snug. To the right, a comfortable living room with a multi-fuel stove provides a warm and relaxing space to unwind, with double doors opening into a stunning timber-framed garden room that wraps around the home to the east, south, and west. Flooded with natural light by day and softly illuminated by LED windowsills at night, this is the perfect space for entertaining or enjoying tranquil garden views.

Further double doors lead into a beautifully appointed kitchen with traditional cabinetry, a butler sink, and an Aga Dual electric oven, ideal for family cooking and baking. From the hallway, an internal dining room offers space for gatherings and connects to a versatile room that can serve as a fifth bedroom, study, or pantry, alongside a family bathroom retaining its original charm.

A stable door leads to a covered passageway with additional storage and access to a timber-built, insulated outbuilding currently used as an office—perfect for working from home in peace. Upstairs, the landing opens to generous eaves storage and three well-proportioned bedrooms, two of which feature their own en suite bathrooms, offering privacy and comfort for family or guests.



STEP OUTSIDE

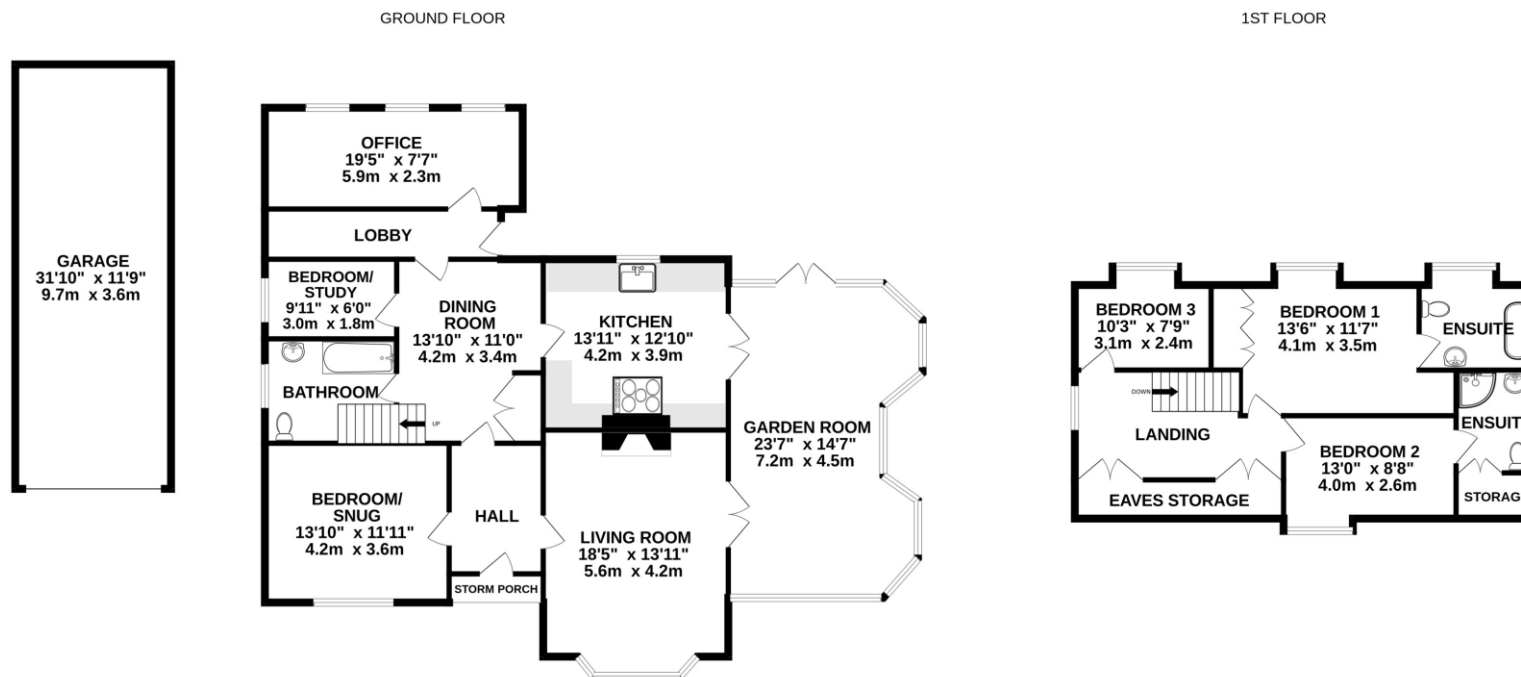
The Birches

STEP OUTSIDE

The property is accessed via a driveway with entry and exit points, providing ample off-road parking for multiple vehicles. Additional parking is available at the side, leading to a spacious detached garage, measuring 9.76m x 3.61m, complete with power and lighting and capable of accommodating two cars. The gardens, mainly located to the rear and side, are predominantly laid to lawn and feature established mature and fruit trees, plants, and shrubs. A paved patio area, equipped with power and lighting, sits alongside a well and an insulated pizza oven with a prep area-an ideal spot for alfresco dining while enjoying the peace and serenity of the surrounding countryside.

THE LOCATION

Situated on the charming Fox Street in the sought-after village of Ardleigh, this property enjoys a peaceful rural setting while remaining conveniently connected to nearby towns and amenities. Ardleigh itself lies just to the northeast of Colchester and offers a selection of local shops, schools-including a well-regarded pre-school-and village amenities. The nearby riverside town of Manningtree provides further shopping options, recreational facilities, and a mainline railway station with direct links to London. For those drawn to picturesque countryside, the historic village of Dedham, at the heart of the Dedham Vale-famous for its "Constable country" landscapes along the River Stour-is within easy reach. The historic city of Colchester is also a short drive away, offering extensive shopping, dining, cultural attractions.

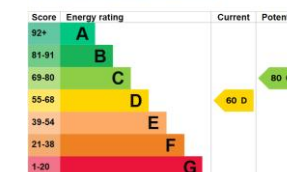


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



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