



Ashington Lodge
New Road | Aldham | Essex | CO6 3QT

FINE & COUNTRY

ASHINGTON LODGE

This exceptional family home, which is set right in the middle of around seventy-six acres of spectacular private parkland, boasts an enviable semi-rural location just five miles from Colchester town centre.











A substantial family home set within private grounds approaching 76 acres(stls), with a 9 hole golf course, full size tennis court, lake and grass landing strip. Ashington Lodge occupies an enviable position within the village of Aldham, enjoying a stunning rural backdrop over the Colne Valley. The accommodation extends to over 14588 SQ.FT which includes; cart lodge, outbuildings plus the main dwelling. Whilst nestled in this peaceful setting, Colchester's mainline railway station which offers direct links to London Liverpool Street is within easy access

Seller Insight

“Before purchasing Ashington Lodge fifteen years ago my wife and I had been searching for a new family home for around four years,” says the owner. “I own a construction company so I’m incredibly fussy when it comes to build quality and for me nothing that we looked at quite made the grade. Then our estate agent suggested that we take a look at this. I remember driving up the long tree-lined driveway and then there before me, right in the middle of seventy-six acres of the most beautiful grounds was this stunning home. I got out of the car and literally felt as if I was in another world, and that for me was what really sold it.”

“The house was built in 1989 and it was beautifully designed to take full advantage of this wonderful setting. It’s incredibly spacious, everything has been done to the highest of standards and so when we came ñ apart from having air conditioning installed throughout the whole house ñ it was really just a case of moving in and enjoying all it had to offer. We have a total of five reception rooms; a lovely big family kitchen and all of the bedrooms are generously proportioned and very luxurious. Because of the position of the house within the grounds the views are just breathtaking from every single room and there’s a wonderful feeling of peace, tranquillity and total privacy throughout. It’s without doubt a large house, but it has a warm and welcoming feel so it’s very much a comfortable family home and we’ve been extremely happy here.”

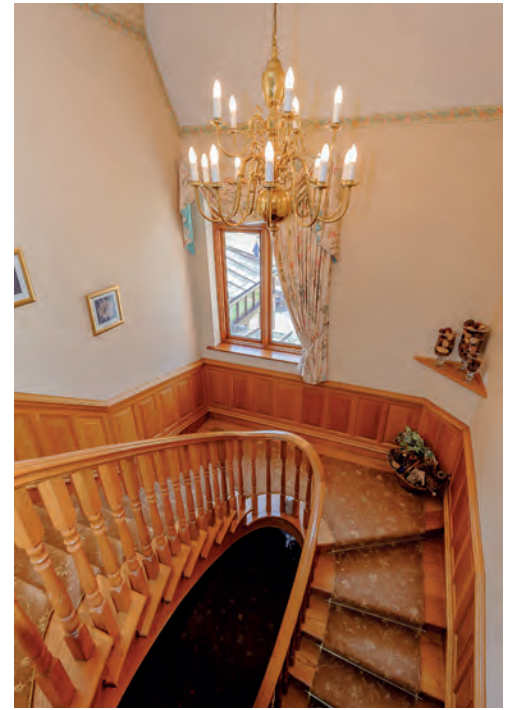
“If I had to choose, I’d say that the large main living room is my favourite part of the house simply because it’s double aspect; relishing three really stunning views of the grounds, as well as a direct link to the large conservatory to the rear of the property” says the owner.

“The house sits right in the middle of the grounds and the views in every single direction are just amazing, so it’s often hard to believe that in actual fact we are so close to everything,” says the owner. “We’re just two miles from the nearest train station, that has a direct link into London and two and a half from the A12, and I can be in the centre of Colchester in around ten minutes. It’s absolutely ideal.”*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













“ Attached to the house is a huge five-bay car port, above the car port there is a fully boarded storage space that extends to around 1000 sq ft,” There is also a fully fitted four person office above the garage says the owner. “We currently use it as an office but the possibilities for its use are endless.”

“ We also had two fields that both extend to around fifteen acres and when we came here I was struggling to know what to do with them, then my father had the brilliant idea of turning one into a nine-hole golf course. It's set a few minute's walk from the house and interestingly, what is now one of the fairways, was once the previous owners' light aircraft landing strip, so if the new owners have a small plane/microlight, this would be perfect”.





“The garden and grounds are just beautiful and they are what set this house apart from all the rest,” continues the owner. “We have a more formal area by the house that incorporates a large patio terrace and tiered lawns that lead up to a huge Koi pond, then the rest of the grounds are well stocked with a huge variety of wonderfully mature trees so it’s like living in our very own park.”







“It’s the space, the tranquillity and the privacy that the setting has afforded us that I think I’ll miss most when we leave,” says the owner. “It’s a uniquely beautiful place to live and it has given us the most wonderful quality of life.”







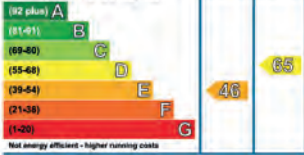
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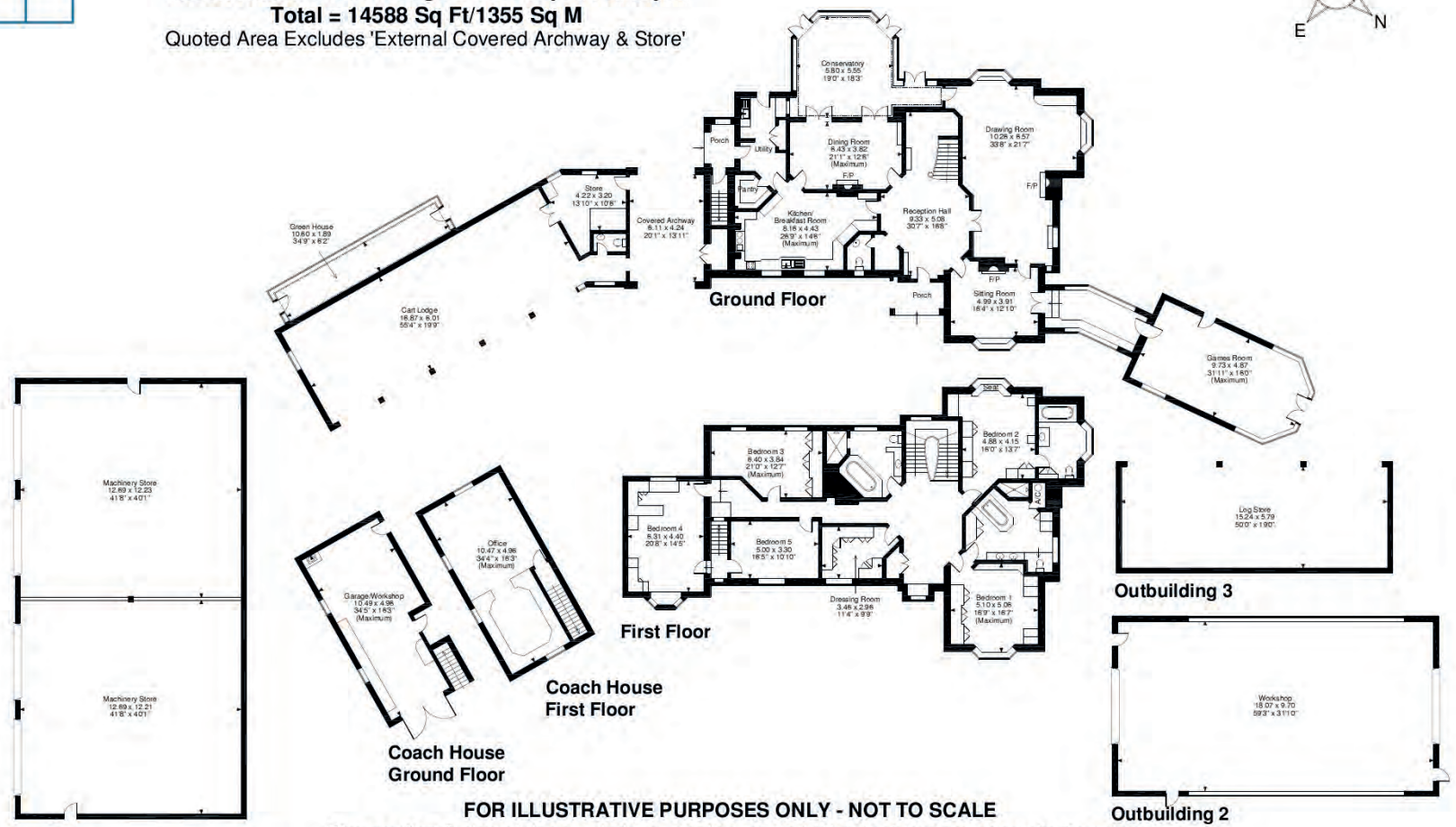
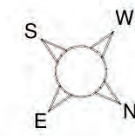
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Energy Efficiency Rating

Very energy efficient - lower running costs



Ashington Lodge, New Road, Colchester, Essex
Approximate Gross Internal Area
Main House = 5766 Sq Ft/536 Sq M
Coach House = 1059 Sq Ft/98 Sq M
Outbuildings= 6183 Sq Ft/574 Sq M
Green House & Cart Lodge = 1580 Sq Ft/147 Sq M
Total = 14588 Sq Ft/1355 Sq M
 Quoted Area Excludes 'External Covered Archway & Store'



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