



Ardleigh, Colchester

Chain Free Dating back to c1860 this beautiful home is nestled in the village of Ardleigh, Colchester. Boasting just under 3,000 square feet of living space, this spacious home offers a perfect blend of historical charm and modern convenience. The property features a beautifully maintained exterior with period architectural details, while the interior has ample natural light and a versatile floor plan. With generous living spaces, including multiple reception rooms and a large kitchen with an Aga, this home is perfect for entertaining family and friends. The expansive garden provides a tranquil retreat, and there is ample off-street parking available. Conveniently located with easy access to local amenities and excellent transport links, this property presents a rare opportunity to own a stunning home in a sought-after location.

Offers over £800,000

- Stunning period home
- Guest WC
- Utility room
- Easy access to London
- Guide Price £800,000-£850,000
- 4 Reception rooms
- Easy A12 access
- 2 Bathrooms
- South facing garden
- Stunning countryside views

The Property

The ground floor of this charming property is a true delight. As you step inside, you'll be greeted by a snug and a drawing room, both spaces are adorned with log burners and complemented by stunning wooden floors, creating a warm and inviting atmosphere. The kitchen is well-appointed featuring an Aga stove, stone floors, and ample space for culinary creativity. A separate utility room provides convenient storage and additional workspace. The highlight of the ground floor is the large living room with a cosy wood burner as the centrepiece, perfect for relaxing and entertaining. The living room opens up to a beautiful garden/dining room which has direct access to the sunny south-facing garden.

Ascend to the second floor and you'll discover four generously sized bedrooms, providing ample space for rest and relaxation. The bedrooms are well-appointed, offering comfort and privacy for family members or guests. The two bathrooms are located on this floor and comprise of a bath, separate shower, low-level WC and basin.

One of the highlights of the second floor is the stunning views of the garden. With large windows all around there is plenty of natural light, and you'll be able to enjoy picturesque vistas of the beautifully landscaped garden from both bathrooms as well as bedroom 3. The other 3 bedrooms have verdant views of the surrounding countryside/woodlands.

Whether you're waking up to the morning sun, taking an afternoon nap, or simply enjoying the peacefulness of the garden, the second floor of this property offers a serene and comfortable living space for you and your family.

The Outside

The garden is a true oasis, meticulously designed and carefully crafted to provide a peaceful and picturesque outdoor living space. Formal box hedging is central to the garden and perfectly frames the feature pond and fountain creating elegance and charm.

On the East side of the garden, you will find raised beds perfect for growing vegetables and plants alike. To the rear of the garden and backing onto open fields there is an expanse laid to lawn, perfect for children to play and explore.

Perfect for entertaining and one of the highlights has to be the sunny south-facing patio, accessible from both the kitchen and the garden room. This sun-drenched patio is a perfect spot for al fresco dining, entertaining, or simply enjoying a cup of coffee while basking in the warmth of the sun. The patio offers a seamless connection between the indoor and outdoor living spaces, providing a delightful extension of the home.

Overall, the garden of this property is a beautifully landscaped retreat, offering a harmonious blend of formal elements and natural beauty, providing a beautiful and inviting outdoor sanctuary for relaxation and enjoyment.

The Area

Ardleigh is a charming village located just a few miles north of Colchester. The area is known for its tranquil countryside, picturesque cottages, and friendly community. Ardleigh has several highly-rated primary schools, including Ardleigh St Mary's C of E Primary School and Highfields Primary School, making it an ideal location for families with young children. The village is also well-connected with easy access to Colchester via the A12, regular bus services and easy access to London via rail from either Colchester North Station or Manningtree. For leisure activities, there are plenty of opportunities to explore the beautiful countryside, including walking, cycling, and horse riding. The nearby Dedham Vale Area of Outstanding Natural Beauty is a popular spot for nature lovers. There are also several sports clubs in the village, including a cricket club and a football club. Additionally, Ardleigh has a range of local shops and pubs, including The Wooden Fender, a popular spot for food and drinks.

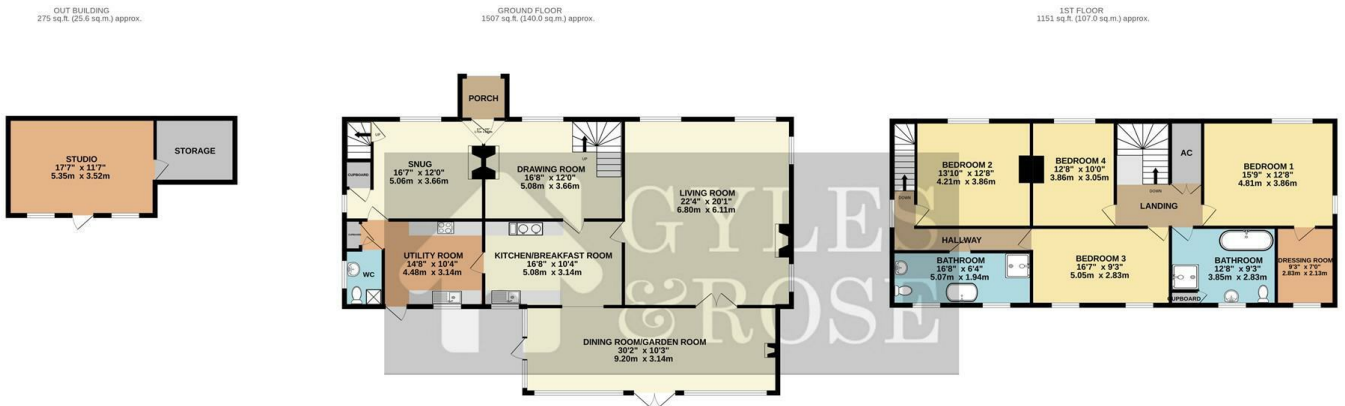
Further Information

Tenure - Freehold

Council Tax - Tendring Band F



Floor Plan



TOTAL FLOOR AREA : 2933 sq.ft. (272.5 sq.m.) approx.

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 Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Key: energy efficient - lower running costs</p> <p>(87-91) A+</p> <p>(81-81) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>76</p>	<p>Key: environmentally friendly - lower CO₂ emissions</p> <p>(81-91) A</p> <p>(69-80) B</p> <p>(55-68) C</p> <p>(39-54) D</p> <p>(21-38) E</p> <p>(1-20) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	