



Colchester Road, Ardleigh

A thoughtfully restored period home in the heart of Ardleigh, offering three bedrooms, versatile living spaces, and a detached converted garage, all just moments from the village centre.

Guide price £475,000

Colchester Road

Ardleigh, Colchester, CO7



- Central Village Location
- Period Features
- Two Generous Reception Rooms
- Off-Road Parking
- Three Bedroom Cottage
- Private Garden
- Detached Garage
- Grade II listed
- Guide Price £475,000 - £500,000

The Property

Inside, Boxley House has been thoughtfully restored, with care taken to preserve its period character while creating a home that feels fresh, welcoming, and wonderfully liveable.

A small entrance porch leads into the heart of the home, where two reception rooms sit to the front. The living room centres around a characterful fireplace, while the second room lends itself equally to dining or relaxing, offering flexibility.

To the rear, the kitchen is generous and well considered, with plenty of surface space and a natural connection to the garden beyond. Just off the kitchen is a light-filled study, perfect as a home office or reading nook. A handy downstairs WC completes the ground floor.

Upstairs, three bedrooms lead off a central landing, including two spacious doubles and a third well-proportioned room, all beautifully finished and filled with natural light. At the end of the landing, a neatly presented family bathroom features classic fittings, serving all bedrooms with style and practicality.

The Outside

The exterior of the property offers a welcoming and functional layout. At the rear, a private patio provides a comfortable seating area, ideal for outdoor dining, relaxation, or entertaining. This space opens out onto a well-kept lawn, creating a seamless flow between paved and green areas.

To the side of the property is a detached, converted garage, offering useful storage space. The property also benefits from off-road parking, providing convenient and secure vehicle access.

The Area

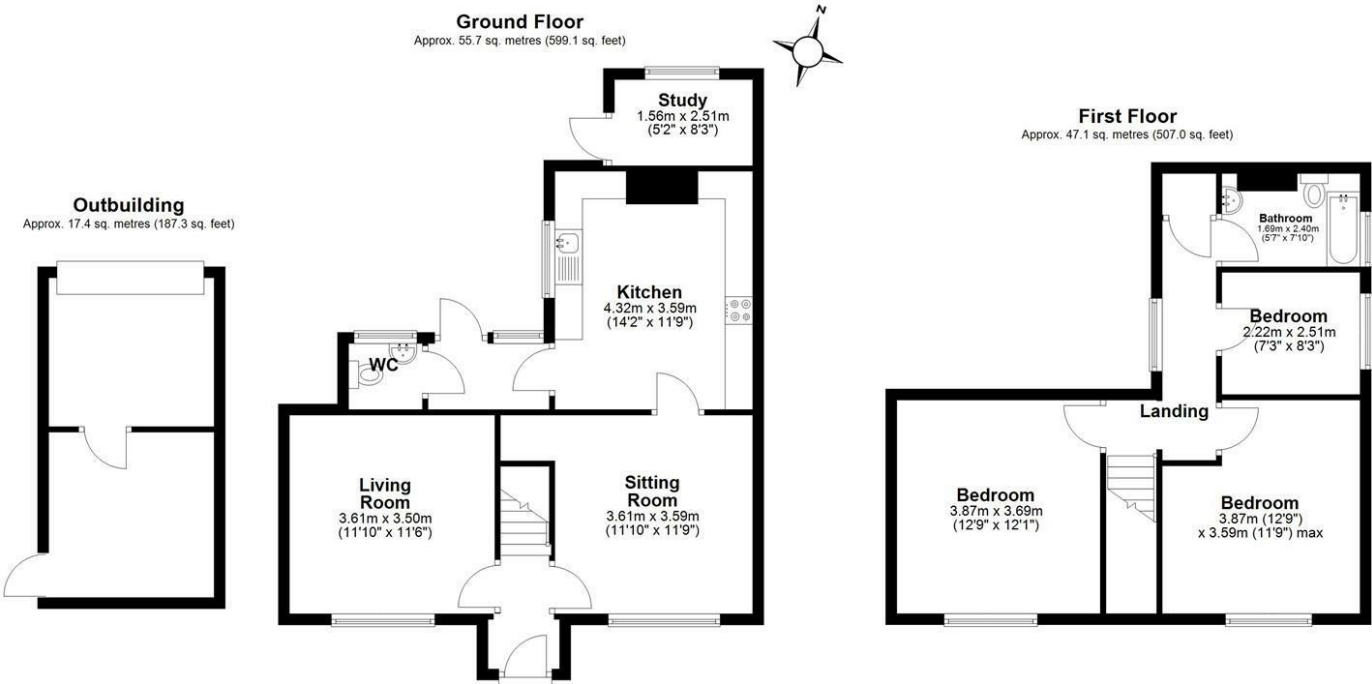
Ardleigh is a charming village in the Tendring district of Essex, set amidst some of the county's most picturesque countryside. Perfectly positioned between the tranquil Dedham Vale (AONB) and the vibrant city of Colchester, it offers the best of both rural and urban living. The village benefits from a well-stocked shop, the popular gastro pub The Wooden Fender, and a well-regarded primary school, all within walking distance. Excellent transport links via the A12 and A120, along with nearby mainline stations at Colchester and Manningtree, make commuting easy. Regular bus services also connect the village to Colchester, Manningtree, and Harwich. With scenic walks, nearby Ardleigh Reservoir, and a strong sense of community, Ardleigh is an ideal setting for a balanced and well-connected lifestyle.

Further Information

Tenure: Freehold
Council: Tendring Band: E
Gas, Sewage and Water Mains
Property Construction: Brick
Heritage Category: Listed Building - Grade: II
The property sits within the Ardleigh Conservation Area
Sellers position - Need to secure an onward



Floor Plan



Total area: approx. 120.2 sq. metres (1293.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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