



Dead Lane, Ardleigh

Offered chain free, this immaculately finished detached bungalow features a gated entrance, oak-framed car port, part-converted garage and a beautifully landscaped south-facing garden. Spacious, stylish, and ready to move into — a rare turnkey home.

Guide price £750,000

Dead Lane

Ardleigh, Colchester, CO7



- Chain Free
- Air conditioning
- Oak framed car port
- Garage
- South facing aspect
- Gated entrance
- Immaculately presented
- Exceptional natural light
- Utility room
- Easy access to A12 and mainline railway to London

The Property

This exceptional contemporary detached home offers luxurious, high-spec living in a beautifully designed and spacious layout. At its heart lies a stunning open-plan kitchen, dining, and living area with vaulted ceilings, flooded with natural light thanks to expansive glazing and bi-fold doors that open seamlessly to a landscaped garden. The kitchen features a striking central island with granite worktops, sleek handleless cabinetry, integrated appliances, and elegant gold-accented splashbacks. A separate utility room continues the modern aesthetic with matching finishes and integrated laundry space. The property boasts a show-stopping primary suite complete custom mirrored wardrobes, a private sitting/dressing area, and a chic ensuite bathroom with walk-in shower with contemporary fittings. Additional bedrooms are generously proportioned and finished to the same exacting standards. The main bathroom offers floor-to-ceiling marble-effect tiling, a built-in tub, double vanity, and a glass-enclosed rainfall shower. Throughout the home, you'll find premium design touches such as herringbone and wide-plank flooring, designer lighting, plush textiles, integrated air conditioning, and thoughtful use of colour and materials. This turnkey property delivers effortless indoor-outdoor living and is ideal for those seeking comfort, sophistication, and quality craftsmanship in a peaceful residential setting.

The Outside

The property offers a generous, southerly aspect garden that enjoys sunlight throughout the day. Mostly laid to lawn and unoverlooked, it features a spacious Italian-tiled patio—perfect for outdoor dining and entertaining. To the side, a garage has been part converted and includes a WC, while the front offers a double car port and a driveway providing ample parking for multiple vehicles.

The Area

Ardleigh is a small village in the Tendring district and is amidst arguably the prettiest countryside in Essex. With a village shop, a highly regarded gastro pub and a fantastic local village school, Ardleigh has local amenities within walking distance. Perfectly located between the peaceful Dedham Vale (AONB) and the thriving city of Colchester, giving you easy access to the best of both worlds and an abundance of high street shops, eateries, entertainment and leisure facilities only a short drive away. Ardleigh has excellent transport links via the A12 and A120, whilst also being a short drive from Colchester or Manningtree Mainline Station, making the daily commute effortless. Additionally, there is a regular bus service to Colchester, Manningtree and Harwich.

Further Information

Tenure - Freehold

Plot - Approx. 0.22 of an acre

Council Tax - Tendring Band E

Construction - Brick

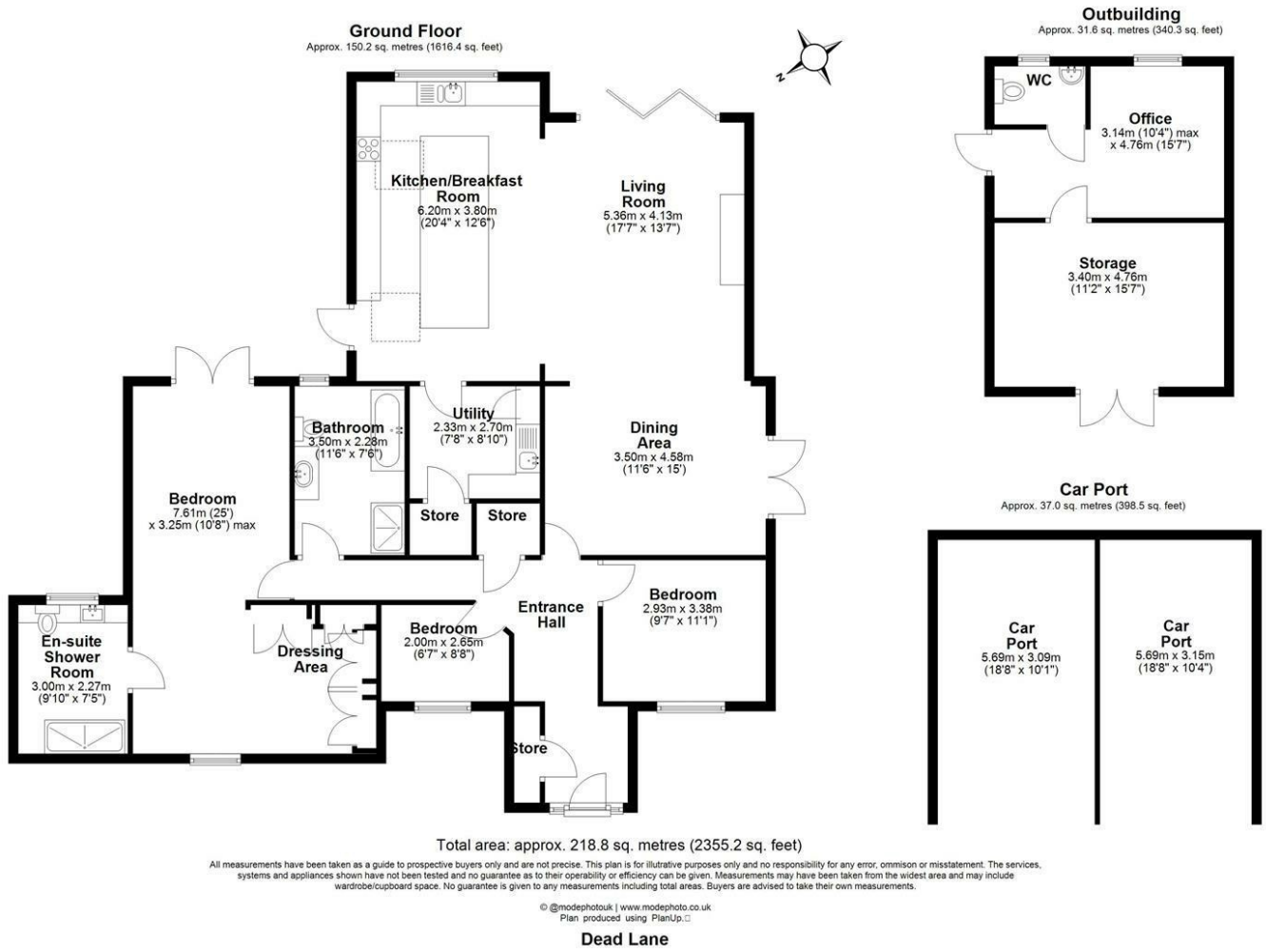
Mains Gas, Water, Sewerage and Electricity

Air conditioning to the living area and the principal bedroom

Seller position - No onward chain



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
74	83		

Energy Efficiency Rating Legend:
 A (92-101) - Very energy efficient - lower running costs
 B (81-91)
 C (69-80)
 D (55-68)
 E (39-54)
 F (21-38)
 G (1-20) - Not energy efficient - higher running costs

Environmental Impact (CO₂) Rating Legend:
 A (81-91) - Very environmentally friendly - lower CO₂ emissions
 B (69-80)
 C (55-68)
 D (39-54)
 E (21-38)
 F (11-20) - Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC