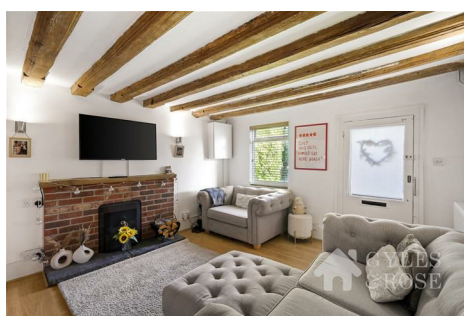




Colchester Road, Ardleigh

A charming one-bedroom Tudor cottage located in the heart of Ardleigh. Bursting with character, this cosy home blends period features with modern touches, offering an inviting retreat that is perfect for first-time buyers, downsizers, or those seeking a countryside bolt-hole.

Guide price £220,000

Colchester Road

Ardleigh, Colchester, CO7



- Characterful period cottage
- Spacious double bedroom
- Modern fitted kitchen
- Cosy living room with fireplace
- Private enclosed garden
- Off-street parking for at least 2 vehicles
- Sought-after Ardleigh location

The Property

The ground floor welcomes you with a warm and inviting living room, complete with exposed beams and a feature fireplace, creating the ideal space to relax and unwind. The kitchen is thoughtfully designed with shaker-style cabinetry, wooden worktops, and tiled splashbacks, perfectly combining rustic character with practicality. A rear hallway leads to a modern bathroom with bath, shower over, WC, and basin, along with a useful storage cupboard. Upstairs, a generous double bedroom occupies the first floor, featuring exposed brickwork and ample natural light, providing a tranquil and characterful retreat.

The Outside

The property benefits from a private rear garden, enclosed with fencing and offering space for outdoor seating, entertaining, and low-maintenance planting. To the front, the cottage showcases traditional charm with its period façade, creating instant kerb appeal. There is off-street parking for 2 vehicles.

The Area

Situated in the sought-after village of Ardleigh, the cottage enjoys a semi-rural setting while still being close to amenities. Local shops, pubs, and countryside walks are all within easy reach. The property also benefits from excellent transport links, with Colchester town centre just a short drive away, providing a wider selection of shopping, dining, and leisure facilities, as well as mainline rail services into London Liverpool Street.

Further Information

Tenure - Freehold

Council Tax: Tendring Band A

Construction: Timber

Mains water, gas, electricity and sewerage.

Seller position: Needs to secure onward purchase

Grade II Listed - List Entry Number: 1261547

House and shop. C16 or earlier with later additions and alterations. Mainly timber-framed and plastered with some weatherboarding. Red plain tiled roof, hipped with gablet to right of left return. L plan, one storey front shop range, external right and forward off centre left chimney stacks, rear 2-storey range with chimney stack to end C19 extension. There are four windows to road face, two are small C20 fixed and two small paned with pediments on brackets. Left return. Four C20 first-floor, five C20 ground-floor windows. Glazed C20 shop door adjacent to road and right and left C20 porches with red tiled roofs and C20 doors. Much of the interior frame is covered but the bay adjacent to the shop was originally jettied to road face and has moulded ceiling and bridging joists with run-out stops. The roof is of side-purlin construction. Pegged at ridge. Stop chamfered bridging joist in shop. C18 corner cupboard. Samuel Francis, wheelwright, lived here 1796.



Floor Plan



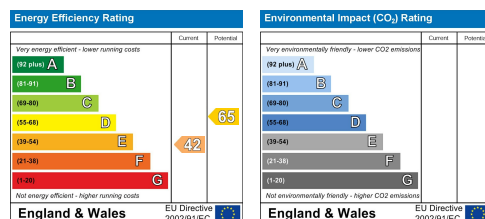
Total area: approx. 47.8 sq. metres (514.5 sq. feet)

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.

Plan produced using PlanUp.

Fleur Cottage, Colchester

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.



The North Colchester Business Centre, 340 The Crescent, Colchester, Essex, CO4 9AD
Tel: 01206 656 556 Email: sales@gylesandrose.co.uk www.gylesandrose.co.uk