



Colchester Road, Ardleigh

Guide Price **£1,000,000**

A quietly handsome country house, on a plot of circa 4.57 acres, surrounded by beautifully established gardens and approached via a private gravel drive. The interiors balance warmth and practicality, with light-filled rooms oriented towards the landscape and a generous kitchen/dining room forming the heart of the home.

Bedrooms: 4 | Bathrooms: 1 | Receptions: 3

Naked Collective Ltd. Trading as Naked.

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Tenure: Freehold

Property Type: Cottage

- Detached country house set within expansive, mature gardens and grounds
- Generous kitchen/breakfast room with island, opening to terrace and garden
- Separate sitting room with wood-burning stove and garden views
- Study and utility spaces arranged off a central entrance hall
- Four bedrooms and family bathroom
- Detached outbuilding/garage and sweeping gravel driveway
- Circa 4.57 acres (in total), landscaped grounds with orchard-like planting, lawns and established trees
- Excellent access to Colchester, Manningtree station and the Dedham Vale AONB
- Equestrian potential with a c3.75 acre paddock
- **GUIDE PRICE £1,000,000 - £1,150,000**

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The Property

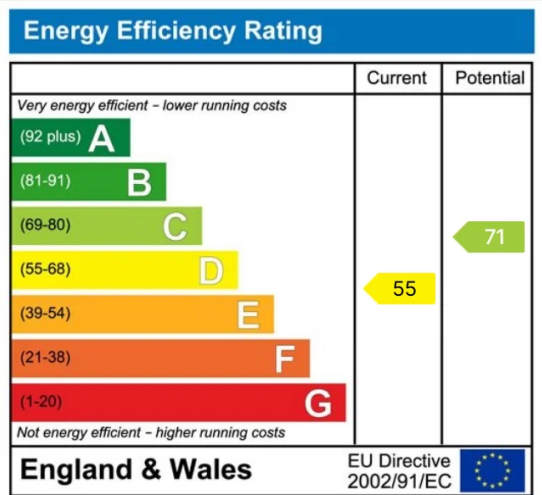
The house is arranged across two floors, with a natural flow from a central entrance hall into the principal living spaces. The sitting room is calm and inviting, with a wood-burning stove set against soft green tones and wide windows overlooking the garden.

The kitchen/breakfast room is particularly impressive - broad, light-filled and anchored by a large central island. Painted cabinetry and timber worktops lend a relaxed, contemporary country feel, while glazed doors open directly onto the terrace, creating an easy connection between inside and out. There is also a separate utility room adding practicality suited to family living.

A separate home office provides a quiet workspace.

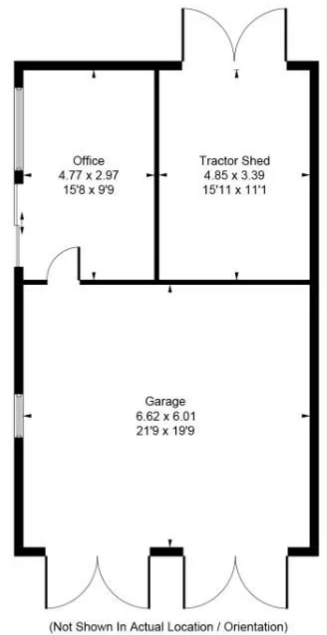
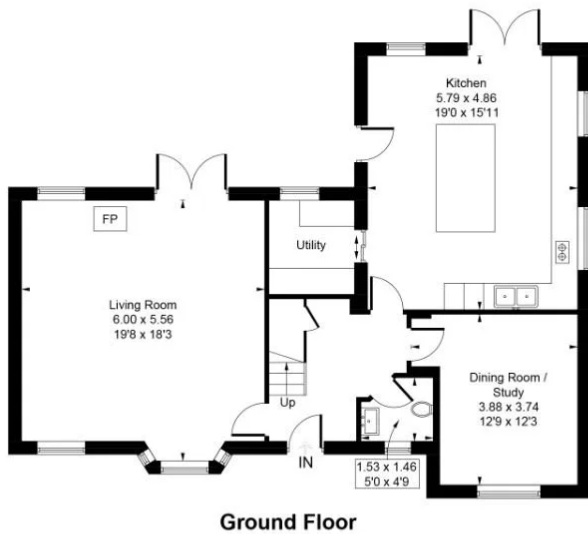
Upstairs, four bedrooms are arranged off a central landing. The principal bedroom boasts stunning dual aspect windows with a further 3 bedrooms and a well appointed family bathroom completing the offerings of the first floor. Each room enjoys views across the surrounding greenery, reinforcing the house's connection to its setting.





Croft Cottage, Colchester Road, Ardleigh, CO7 7PB

Approximate Gross Internal Area = 1689 sq ft / 156.9 sq m
Outbuilding = 768 sq ft / 71.4 sq m
(Including Garage)
Total = 2457 sq ft / 228.3 sq m



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.
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