



Station Road, Ardleigh  
£400,000

## Station Road

Discover this charming three-bedroom, semi-detached home, perfect for first-time buyers or growing families seeking a blend of village tranquillity and convenient access to nearby towns. This pristine property, built in 2018, boasts an impeccable design maintained to a lovely standard, ensuring you can move in without the fuss of immediate improvements.

Upon entering, you are greeted by a welcoming entrance porch, ideal for storing outerwear. The heart of this home is the open-plan living area, elegantly divided into a cosy living room with a feature log burner and media wall, and a stylish kitchen diner, complete with integrated appliances.

The practical utility room, leading out to the garden, and a discreet downstairs WC, add to the ground floor's convenience.

Upstairs, the allure continues with three well-proportioned bedrooms. The principal bedroom is a true sanctuary, offering built-in wardrobes and a sleek en-suite shower room. The family bathroom serves the additional bedrooms with equal style and function.

The rear garden, a treasure within itself, presents a purpose-built, insulated outbuilding, currently fashioned as a popular bar/pub, but equally suitable as a home office or extra living space. With off-road parking and a single garage to the rear, this home caters to all practicalities whilst providing an escape from the everyday hustle.





- GUIDE PRICE £375,000 - £400,000
- SINGLE GARAGE AND OFF ROAD PARKING
- OUTBUILDING - CURRENTLY USED AS A BAR
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- KITCHEN DINING ROOM
- UTILITY ROOM

#### LOCATION:

Convenience is never far away, as Ardleigh boasts a range of amenities intended to make day-to-day life a breeze. A highly regarded primary school within the village nurtures young minds, complemented by a reliable post office, doctors surgery, a local shop, and a delightful Chinese takeaway restaurant. Additionally, The Wooden Fender, a popular eatery and pub, offers a warm, convivial atmosphere for dining and socialising.

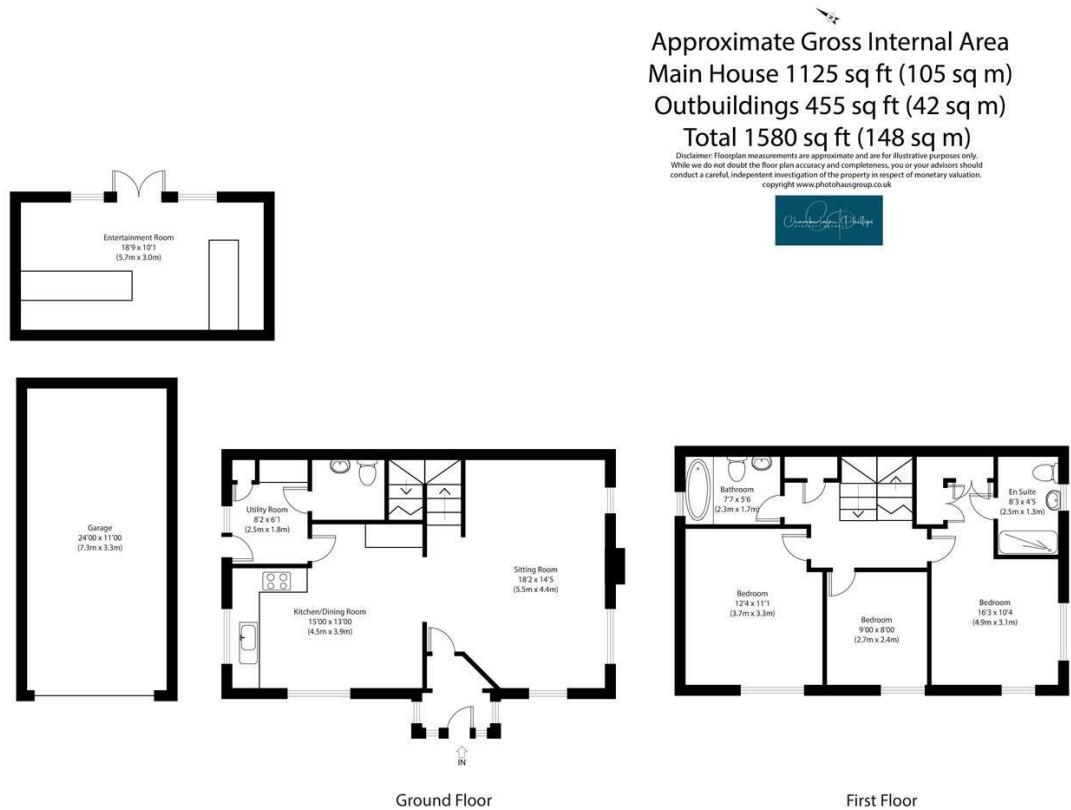
For those inclined towards a nautical pursuit, Ardleigh Sailing Club, situated on a sprawling 136-acre water haven, extends a warm invitation. An established and friendly club, it provides unparalleled facilities for racing, training, or simply cruising, making it an ideal spot to embrace the joys of sailing.

For a change of scene, the idyllic medieval village of Dedham beckons, a mere 2.7 miles away. A fascinating assortment of restaurants, local shops, and amenities heighten your quality of life, while delightful strolls along the banks of the River Stour endorse a peaceful backdrop. For ease of travel, nearby railway stations can be found in the welcoming towns of Manningtree and Colchester, approximately 4.4 and 4.9 miles away, respectively. Colchester itself presents a notable array of shops, restaurants, social facilities, and esteemed schools, most notably the esteemed Colchester Royal Grammar School.



**Agents Notes:**  
Tenure - Freehold  
Council Tax Band - D  
Services - Mains Gas, Electric, Mains Water & Drainage  
Heating - Gas underfloor to ground floor / Radiators to first floor  
Mobile Coverage Indoor: All networks are available  
Broadband: Ultrafast broadband is available at this address  
There is a management charge currently payable at £125.00 paid every 6 months (£250.00 per annum)

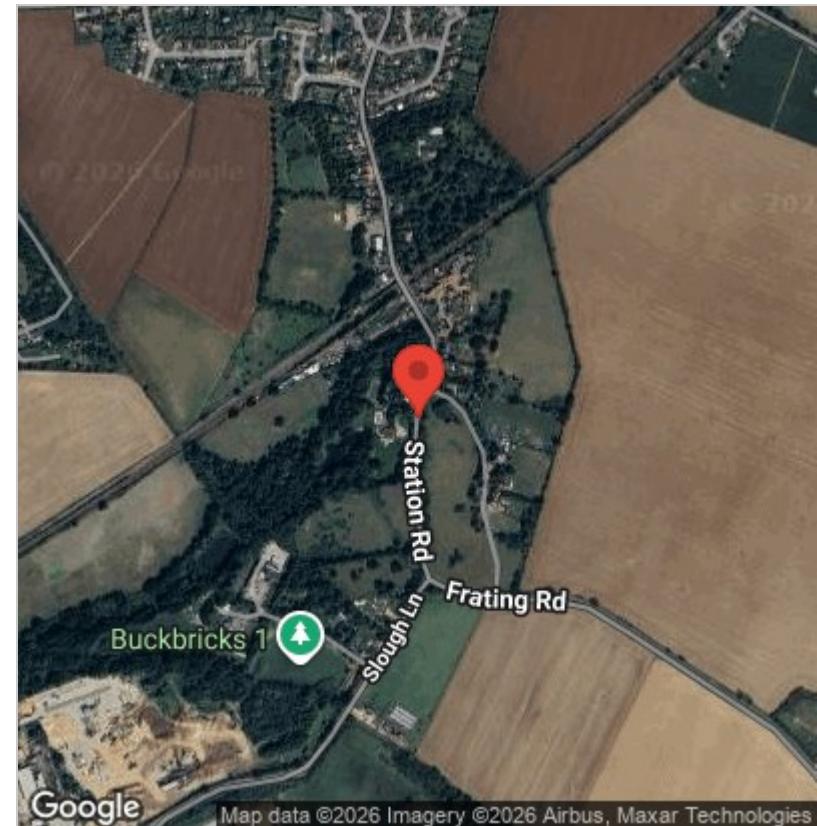
## Floor Plan



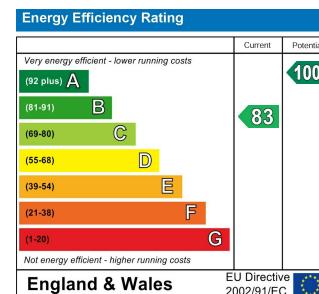
## Viewing

Please contact our Chamberlain Phillips Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



Council Tax Band - D

Tenure - Freehold