



Church View, Ardleigh  
£475,000



## Property Overview

*Set in an elevated position close to the heart of Ardleigh village, this spacious detached family home enjoys a wonderful sense of space, privacy and convenience, with attractive views towards Ardleigh Church from the rear garden.*

*The accommodation is well arranged for modern family living, with a welcoming entrance hall setting the tone on arrival. A cloakroom sits conveniently off the hallway, while the sitting room provides a comfortable and inviting space to relax, centred around a wood burner that creates a cosy focal point during the cooler months.*

*At the heart of the home is the generous kitchen/dining room, designed as a sociable everyday living space. Fitted with granite worksurfaces and a range cooker, it offers an excellent setting for family meals and entertaining, with ample space for dining. A separate utility room provides useful additional storage and keeps the practicalities of day-to-day life neatly tucked away.*

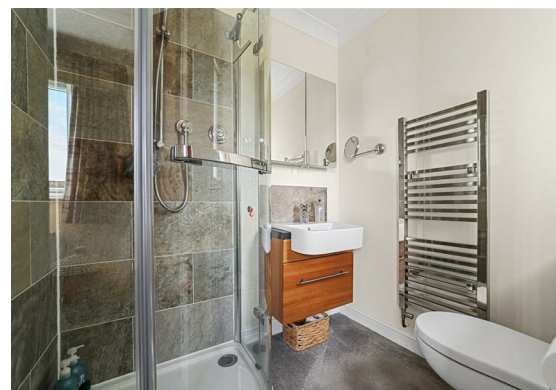
*To the first floor, there are four well-proportioned bedrooms, including a principal bedroom with triple wardrobes and its own en-suite shower room. The remaining bedrooms are served by a family bathroom, making the layout ideal for family life or visiting guests.*

*Outside, the rear garden is fully enclosed and enjoys pleasant views towards Ardleigh Church, creating a lovely backdrop for outdoor dining, children's play or simply relaxing in the garden. To the front, a driveway provides off-road parking for numerous vehicles and leads to a detached double garage, offering excellent parking, storage or workshop potential.*

*Combining generous accommodation, village convenience and an attractive elevated setting, this is a superb family home in one of North Essex's well-connected village locations.*







## Property Setting:

Ardleigh is a well-served and attractive North Essex village, offering an appealing balance of countryside living and day-to-day convenience. The village provides a range of local amenities including a primary school, village shop and public house, while the surrounding countryside offers a network of rural walks, lanes and open farmland.

The location is particularly well placed for access to the Dedham Vale National Landscape, with Constable Country, Dedham, Flatford and the Stour Valley all within easy reach, providing some of the area's most picturesque countryside, riverside walks and destination dining. Nearby Dedham Vale Vineyard, set on the edge of the Dedham Vale, offers tours, tastings and events, together with opportunities to enjoy a glass of locally produced wine in a beautiful rural setting.

For commuters, Ardleigh is conveniently positioned for access to both Manningtree and Colchester railway stations, each providing mainline services to London Liverpool Street. The village is also well placed for the A12, giving straightforward road links towards Colchester, Ipswich and the wider regional road network. Colchester itself offers an extensive range of shopping, schooling, leisure and cultural facilities, while Manningtree provides riverside walks, independent cafés, restaurants and access to the River Stour.

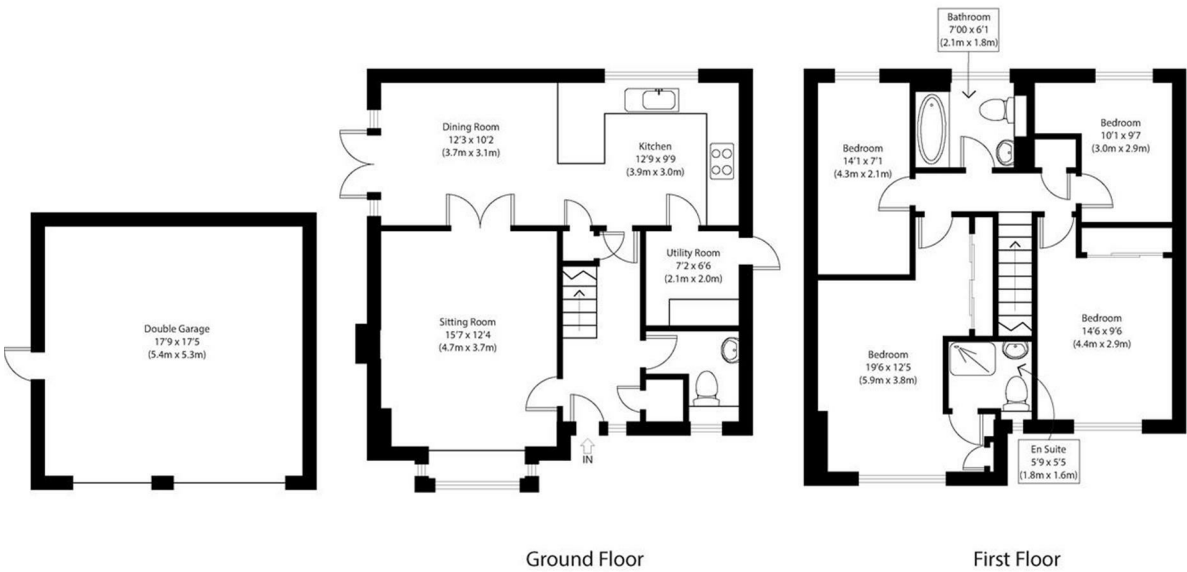
Overall, Ardleigh is an excellent choice for those seeking a village lifestyle with strong transport links, local amenities and immediate access to some of North Essex's most attractive countryside.

## AGENTS NOTES:

Heating - Gas via radiators  
 Services Connected - Mains  
 Electric/Gas/Water/Drainage  
 Council Tax Band - E  
 Tenure - Freehold  
 Mobile Availability - O2/Vodafone/Three - Good / EE - Likely



Floor Plan



Approximate Gross Internal Area  
Main House 1295 sq ft (120 sq m)  
Garage 310 sq ft (29 sq m)  
Total 1605 sq ft (149 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk



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.

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Area Map



Energy Efficiency Graph

