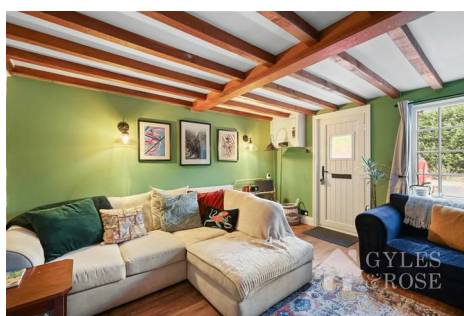




Station Road, Ardleigh

A charming two-bedroom period cottage in Ardleigh, combining characterful interiors with a stylish finish, a generous garden room, and a delightful private garden — all within easy reach of Colchester and local amenities.

Offers over £290,000

Station Road

Ardleigh, Colchester, CO7



- West facing walled garden
- Shaker style kitchen
- Two generous double bedrooms
- Village location
- Unlisted
- Lovely west facing garden room
- Easy A12/A120 access
- Character features incl exposed beams and brick fireplace
- Modern bathroom
- Short drive to mainline station

The Property

The cottage welcomes you with a warm, character-filled lounge featuring exposed beams and a brick fireplace with wood-burning stove. The kitchen has been thoughtfully updated, with shaker-style cabinetry, solid wood worktops, and a butler sink, complemented by open shelving for a modern country feel.

The ground floor also offers a modern bathroom and a bright conservatory, currently used as a dining and home-working space, with French doors opening directly to the garden. Upstairs, two well-proportioned double bedrooms provide light and versatile accommodation, one currently arranged with extensive built-in storage.

The Outside

The property benefits from a well-designed, west-facing garden, featuring a blend of lawn, paved seating areas, and decorative borders with colourful planting. There are multiple spaces for outdoor entertaining and relaxation, including a dining terrace and a cosy seating corner. Useful outbuildings and sheds provide storage and hobby space, while the property's frontage retains classic cottage charm with red brick elevations and a picket fence.

The Area

Ardleigh is a charming village in the Tendring district of Essex, set amidst some of the county's most picturesque countryside. Perfectly positioned between the tranquil Dedham Vale (AONB) and the vibrant city of Colchester, it offers the best of both rural and urban living. The village benefits from a well-stocked shop, the popular gastro pub The Wooden Fender, and a well-regarded primary school, all within walking distance. Excellent transport links via the A12 and A120, along with nearby mainline stations at Colchester and Manningtree, make commuting easy. Regular bus services also connect the village to Colchester, Manningtree, and Harwich. With scenic walks, nearby Ardleigh Reservoir, and a strong sense of community, Ardleigh is an ideal setting for a balanced and well-connected lifestyle.

Further Information

Tenure - Freehold

Council Tax - Tendring Band C

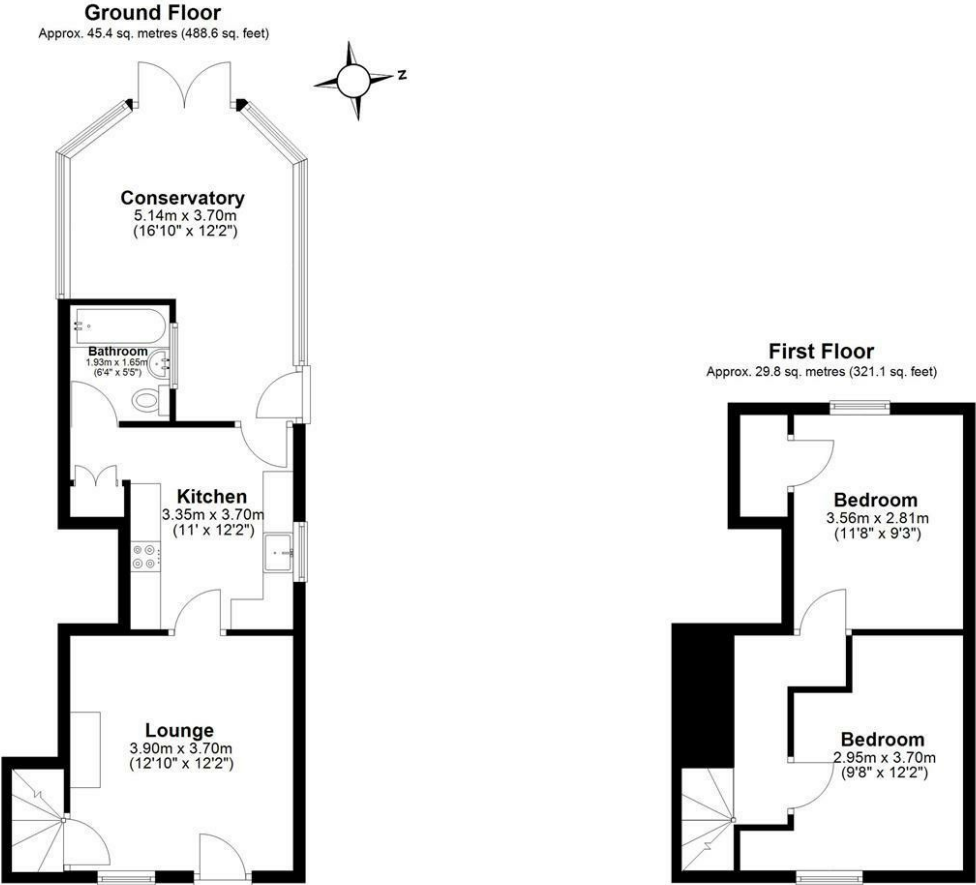
Ardleigh Conservation Area

Mains - Gas, Water, Electric and Sewerage

Sellers position - need to secure an onward purchase



Floor Plan



Total area: approx. 75.2 sq. metres (809.8 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.

Station Road, Ardleigh, 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

