



Morrowood Cottage  
Morrow Lane | Ardleigh | CO7 7NG

# OVERVIEW

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Set within approximately 0.9 acres of beautifully tended grounds and surrounded by rolling North Essex farmland, this impressive five bedroom three storey modern farmhouse offers a rare blend of contemporary comfort and rural tranquillity.

Designed to embrace natural light and far reaching views, the home extends to over 4,000 sq ft and includes extensive garaging, a four bay cart lodge, and further scope for ancillary accommodation.

Located on the edge of Ardleigh, an attractive village within Constable Country, the property enjoys a peaceful setting while remaining moments from the A12, placing Colchester, Ipswich, and the coast all within easy reach.









# STEP INSIDE

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The true heart of the home is the expansive triple-aspect, contemporary open-plan kitchen, dining and living space. Beautifully designed for modern family living as well as entertaining, this generous room effortlessly combines clean, modern styling with warmth and character. Flooded with natural light from its multiple aspects, the space enjoys delightful views across the gardens and open countryside beyond, creating a strong connection between indoors and out.

The kitchen itself is both stylish and practical, centred around a striking central island that provides ample preparation space and an informal seating area, ideal for casual dining or social gatherings. Sleek, modern cabinetry is complemented by a classic Aga range, adding a timeless focal point and blending traditional charm with contemporary design. Thoughtful lighting, extensive work surfaces and integrated storage further enhance the functionality of the room, while the open layout allows the kitchen to flow seamlessly into the dining and living areas.

The dining area, currently used as a playroom, is light and airy with direct access onto the garden, offering exceptional versatility. Whether used for formal dining, family living or as a flexible additional reception space, it adapts easily to suit a variety of needs.

The living area provides a comfortable and inviting zone within the open-plan layout, ideal for relaxing at the end of the day while still remaining connected to the kitchen and dining spaces. Large glazed doors open directly onto the rear terrace and garden, making the room perfect for summer entertaining and everyday enjoyment of the outdoor setting.

Practicality is further enhanced by a well-appointed boot room, utility room and shower room, discreetly positioned off the main space. These rooms provide excellent everyday convenience and offer direct access to the rear garden, ideal for family life and country living.

The first floor landing gives access to three generously proportioned and beautifully appointed bedrooms, each benefitting from its own stylish en suite bathroom, providing a high degree of comfort and privacy.

The principal suite is a standout feature of the home and offers exceptional luxury. This impressive room is enhanced by a walk-in wardrobe and opens directly onto a superb south-west facing balcony/terrace, creating a tranquil space to relax and enjoy far-reaching views over the gardens and surrounding countryside. Floor-to-ceiling glazing wraps around the southern and western elevations, flooding the room with natural light throughout the day and framing uninterrupted views, while creating a strong connection between the interior and the outdoor setting.

The remaining two bedrooms on this floor are equally well presented, each offering excellent proportions, attractive outlooks and high-quality en suite facilities, making them ideal for family members or visiting guests.

The second floor provides two further spacious double bedrooms, thoughtfully arranged to share a contemporary Jack and Jill en suite bathroom. This layout is ideal for older children, guests, or extended family, offering both convenience and privacy. The rooms are bright and well-balanced, continuing the sense of space and flexibility found throughout the home, and completing this impressive and versatile accommodation.



# STEP OUTSIDE

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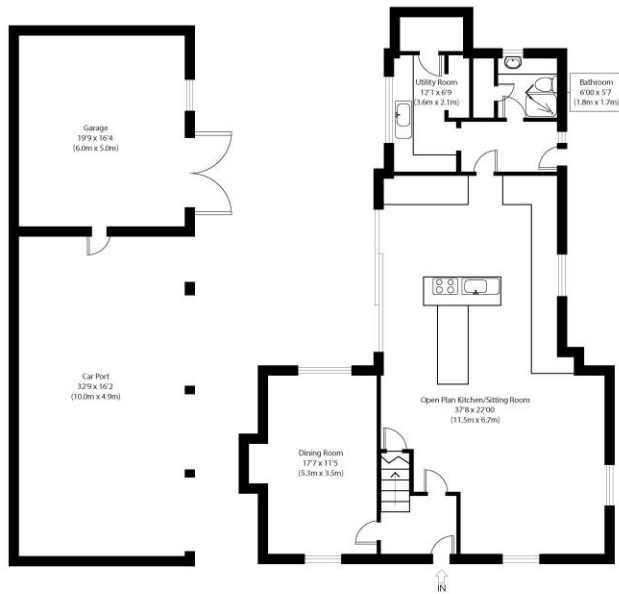
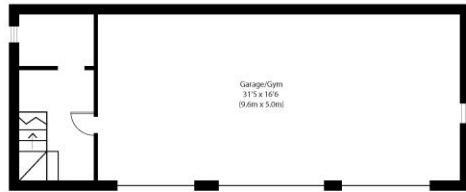
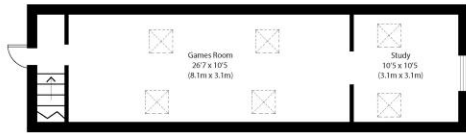
## STEP OUTSIDE

Approached via an extensive gravel driveway, the property offers exceptional parking and storage. A substantial triple garage, currently used as a home gym, includes a first floor space at first fix stage, presenting an excellent opportunity for an annexe, studio, or home office.

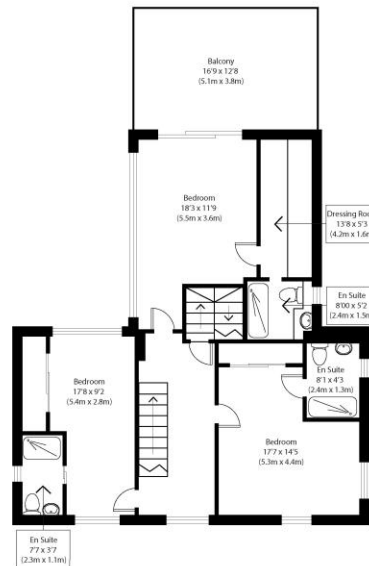
In addition, a four bay cart lodge with an attached garage provides further covered parking and flexibility. The grounds extend to approximately 0.9 acres and include a generous kitchen garden positioned beside the house, with the remainder of the land opening out to sweeping lawns bordered by farmland. The setting is one of peace, privacy and open skies.

## LOCATION

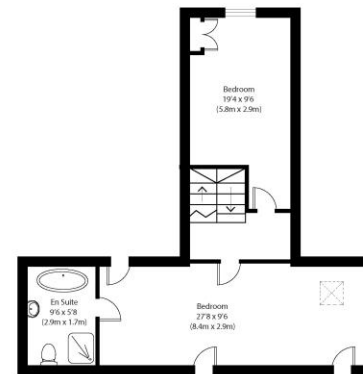
Ardleigh is a well connected rural village situated between Colchester and Dedham, offering easy access to the A12 for travel towards Ipswich, Great Yarmouth, Felixstowe and London. Colchester is around ten minutes away, with its mainline rail services, shopping, schools and cultural attractions. Coastal towns including Frinton on Sea and Clacton on Sea are also within comfortable reach.



Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area  
Main House 2580 sq ft (240 sq m)  
Outbuildings 1910 sq ft (177 sq m)  
Total 4490 sq ft (348 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.photostudio.co.uk



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SALES MANAGER

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