



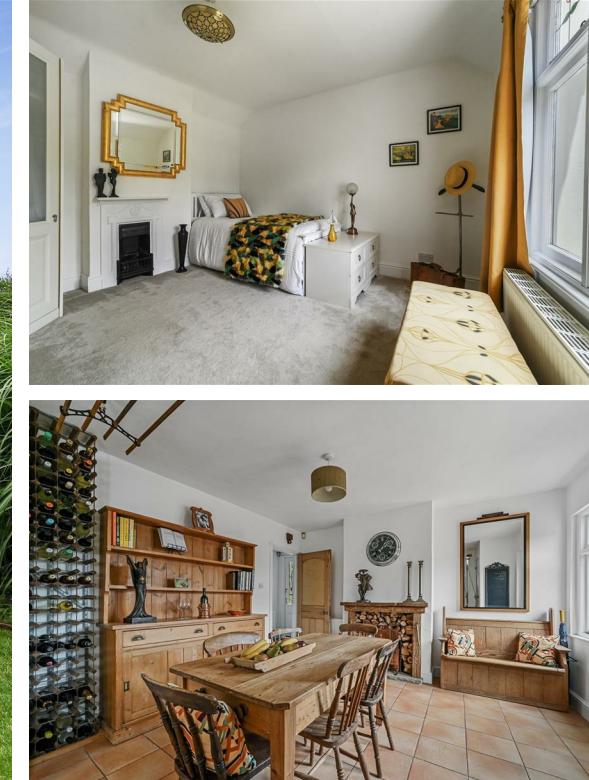
Colchester Road, Ardleigh
Offers In Excess Of £600,000

Nestled amidst the serene landscapes on the outskirts of a charming village, this beautifully extended 1920's detached house presents a perfect blend of period elegance and modern living, tailored for families seeking a tranquil haven. Embracing the essence of its art deco heritage, this exquisite residence welcomes you with its harmonious blend of high ceilings, striking feature fireplaces, and enchanting Mackintosh Rose stained glass windows that pay homage to the home's historical grandeur.

The sumptuous living quarters are thoughtfully arranged, boasting a cosy sitting room, an inviting dining room, and a versatile family room, each space crafted to foster precious family moments. Culinary adventures await in the spacious kitchen/breakfast room, while the convenient cloakroom adds to the practicality of the abode. Upstairs, the retreat continues with four generous double bedrooms, including a walk-in wardrobe to the principal bedroom, alongside a well-appointed family bathroom and a separate shower room.

Outside, the magic unfolds in the stunning 100ft landscaped garden, a botanical masterpiece designed to enchant with its array of horticultural delights. From the reflective pond garden to the lush wooded area, and from the fragrant herb and cottage gardens to the verdant camomile lawn, every corner inspires and rejuvenates. A morning sun patio, an avenue of fruit trees, productive vegetable plots, and a delightful BBQ area offer boundless outdoor enjoyment. Complementing the grounds is a captivating sunken pavilion, a sanctuary for relaxation and gardening pursuits.

Completing this idyllic setting are the detached garage with additional workshop space and a private driveway, ensuring ample space for vehicles and hobbies alike. The home's open verandah, overlooking the alluring rose garden, invites peaceful contemplation and sets the stage for a lifestyle of sophistication and charm.





This enchanting property stands as a testament to the art of refined living, inviting you to create your own legacy within its storied walls.

LOCATION:

Ardleigh is a popular village set between Colchester and Manningtree, it has corner shop which opens until 10:00 pm, bowling club, children's nursery, good primary school - St Marys, a post office, a doctors surgery, an Indian restaurant and a Chinese takeaway restaurant and a popular pub/eatery The Wooden Fender only a short walk away with the adjacent petrol station and CO-OP. While for those who enjoy sailing, Ardleigh Sailing Club is a thriving and friendly club situated within 136 acres of peaceful and secluded water providing excellent resources for racing, training, or simply cruising.

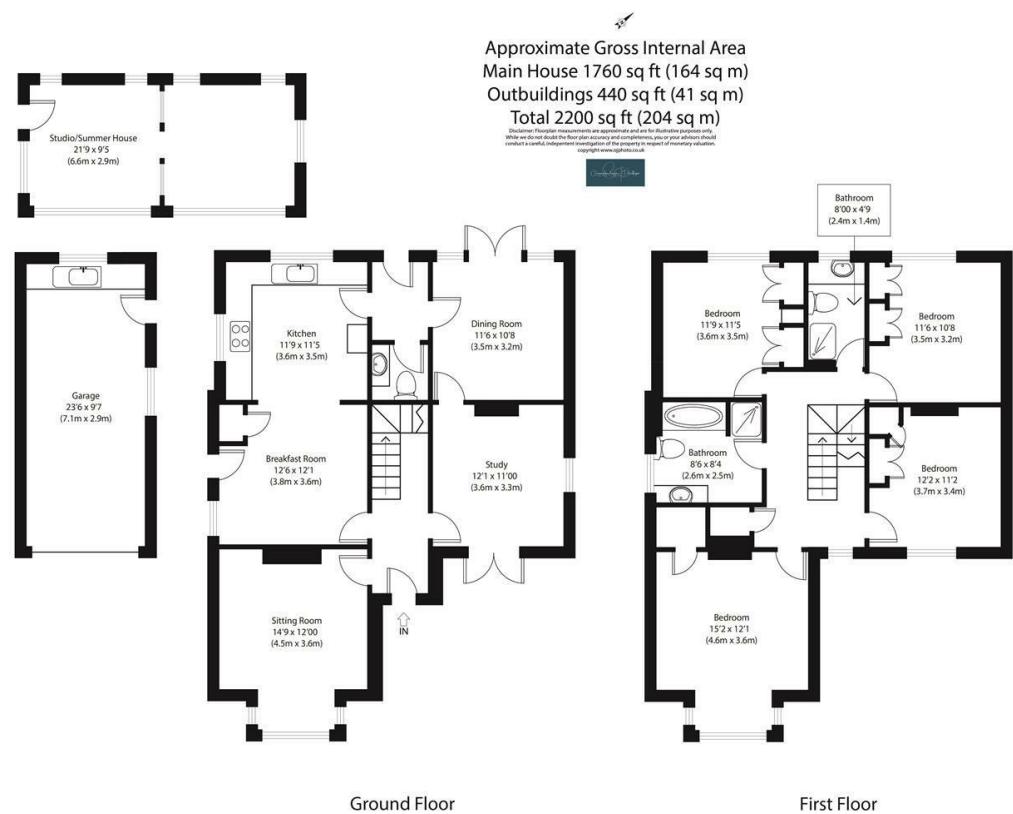


The beautiful medieval village of Dedham is approximately 2.7 miles away and provides a good variety of restaurants, local shops and amenities including butchers, delicatessen, post office and pharmacy. Dedham also benefits from some lovely walks along the banks of the River Stour. The nearest railway stations can be found in Manningtree and Colchester, lying approximately 4.4 and 4.9 miles away respectively. Colchester also provides an extensive range of shops, restaurants, social facilities and schools including the highly regarded Colchester Royal Grammar School.

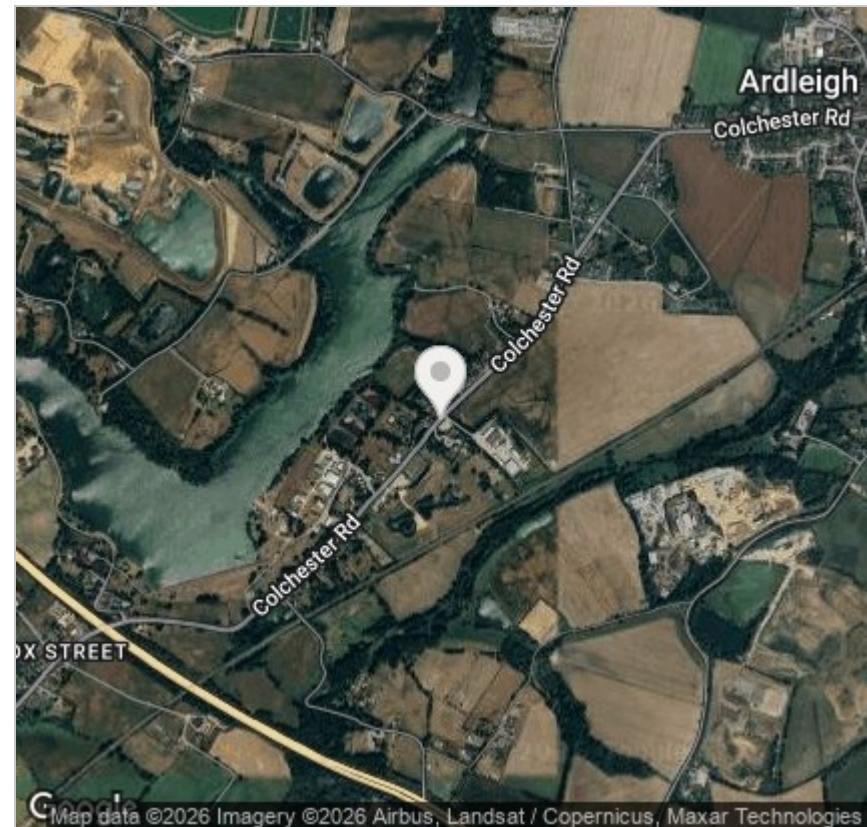


- **CHARMING 1920'S DETACHED FAMILY HOME**
- **FOUR DOUBLE BEDROOMS**
- **BEAUTIFUL TRANQUIL & VIBRANT GARDENS**
- **THREE RECEPTION ROOMS**
- **SUNKEN GARDEN PAVILION**
- **DETACHED GARAGE & DRIVEWAY**
- **ADJACENT TO ARDLEIGH RESERVOIR**
- **NO UPWARD CHAIN**
- **VIEWING ESSENTIAL TO FULLY APPRICIATE THIS STUNNING HOME**
- **CHARACTER FEATURES THROUGHOUT**

Floor Plan



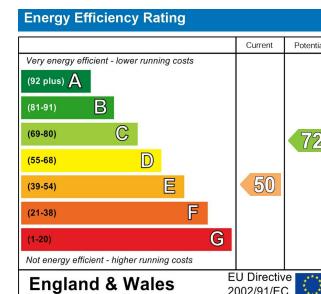
Area Map



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.

Energy Efficiency Graph



Important Information:
Tenure - Freehold
Council Tax Band - E
Services - Mains Electric, Mains Water & Drainage
Heating - Radiators via oil boiler
Mobile Coverage Indoor: Three/EE - Limited, 02/Vodafone - Likely
Broadband: Ultrafast broadband is available at this address

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