



**NP** NICHOLAS  
PERCIVAL

**To Let.** £2100 PCM

Gods House Farm, Harts Lane, Ardleigh CO7 7QQ



A charming four-bedroom period farmhouse enjoying a generous garden. Situated along a quiet country lane on the Dedham side of the desirable village of Ardleigh. Enjoying views over 30 acres of paddocks, a livery. The property is finished to a high standard throughout.

To Let £2100 pcm | Holding Deposit £484 | Deposit £2420 | EPC E46

The property features a sizable modern kitchen/breakfast room with an integrated oven and hob, with direct access to the garden. The ground floor offers two generous reception rooms, both with impressive feature fireplaces, one of which benefits from a cosy log-burning stove.

There is also a ground floor bathroom and separate WC for added convenience and an additional shower/dog grooming room off the kitchen.

Upstairs, the first floor comprises four spacious and light-filled bedrooms, along with a well-appointed toilet and shower room.

The home is tastefully decorated in neutral tones while retaining many original character features.

There are a number of outbuildings, including one that is ideal suited for use as a home office or workshop.

The garden is mature and attractive, mainly laid to lawn and complemented by established trees and shrubs.

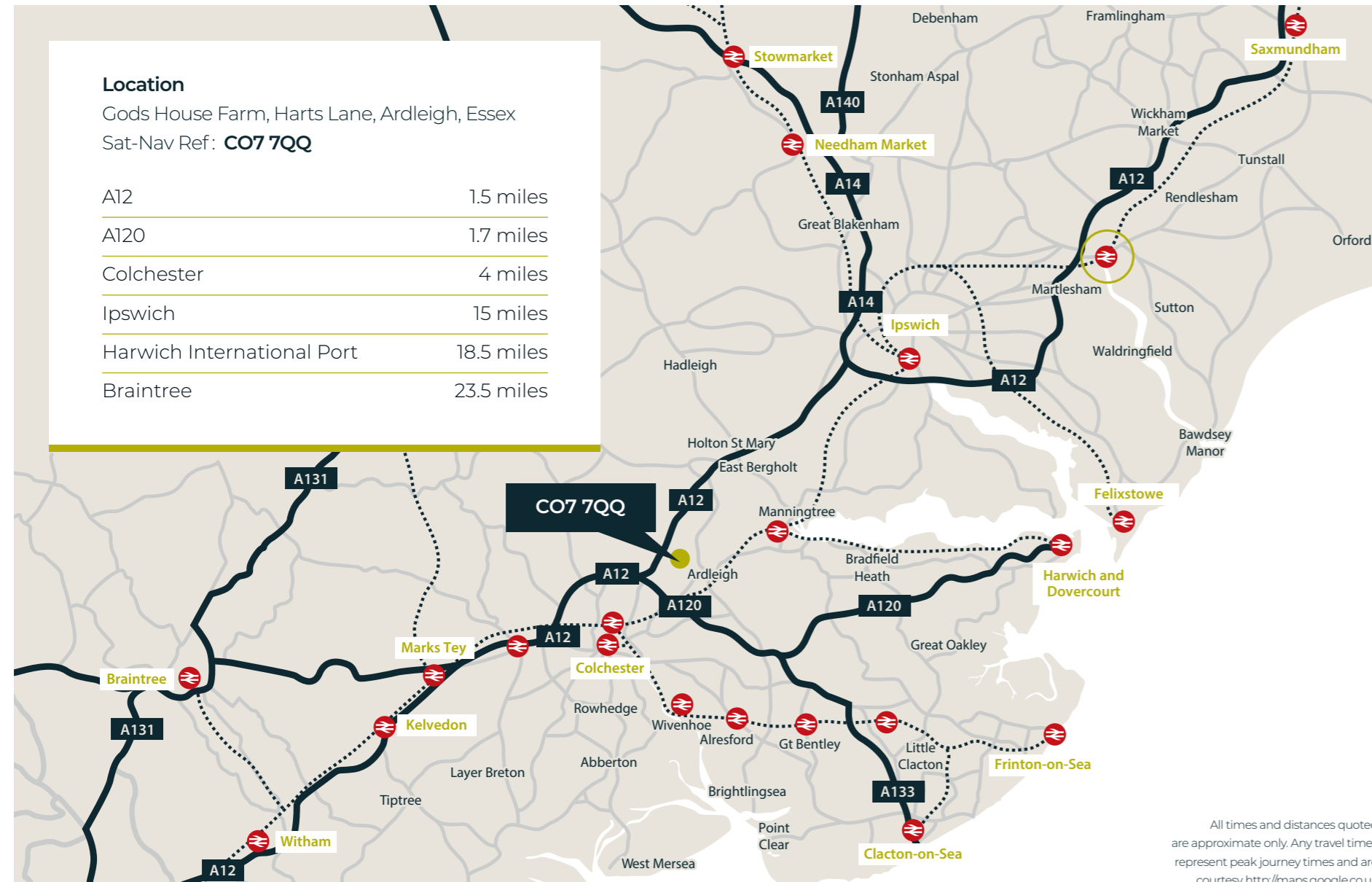
There is off-road parking for ample vehicles and a stable. A paddock can be made available by negotiation.

There is also a separate secure area that could be made available to keep chickens by negotiation

### Location

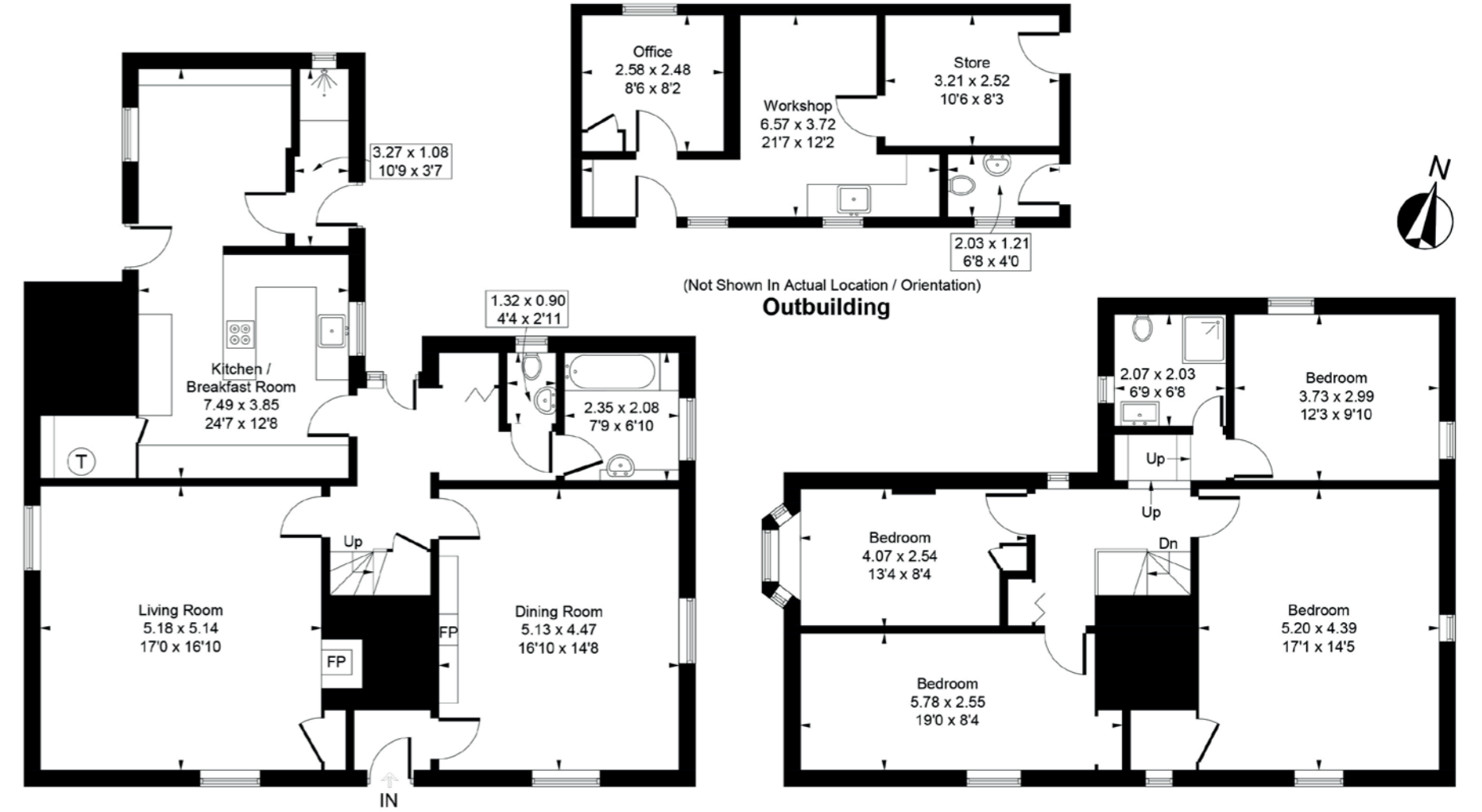
Gods House Farm, Harts Lane, Ardleigh, Essex  
Sat-Nav Ref: **CO7 7QQ**

A12	1.5 miles
A120	1.7 miles
Colchester	4 miles
Ipswich	15 miles
Harwich International Port	18.5 miles
Braintree	23.5 miles



All times and distances quoted are approximate only. Any travel times represent peak journey times and are courtesy <http://maps.google.co.uk>





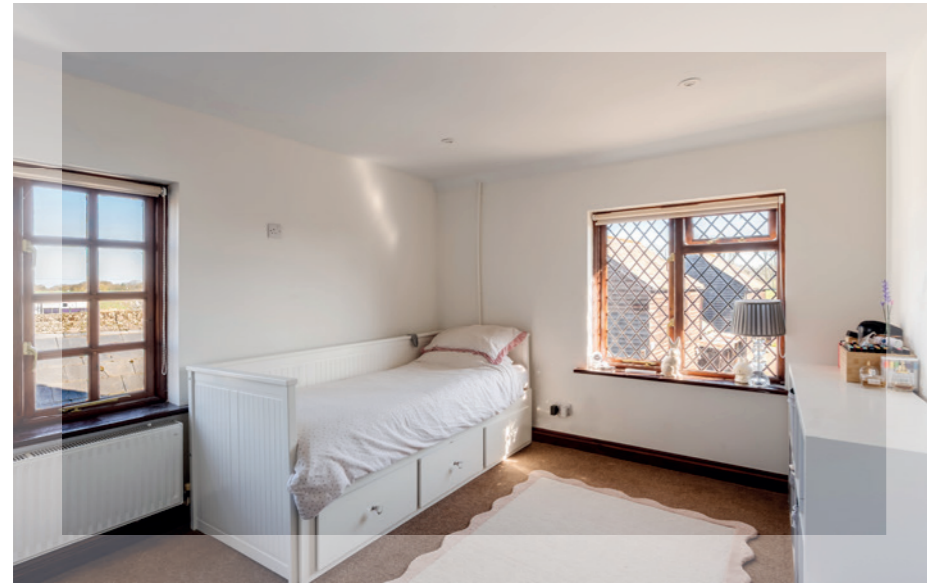
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Approximate Gross Internal Area = 2003 sq ft / 186.1 sq m

Outbuilding = 349 sq ft / 32.4 sq m

Total = 2352 sq ft / 218.5 sq m





Viewing is strictly by appointment with the Sole Letting Agents.

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Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

IMPORTANT: we would like to inform prospective tenants that these lettings particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to rent, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract.