

oakheart



£650,000

Station Road, Ardleigh, Colchester

Situated on Station Road in the desirable village of Ardleigh, this exceptional detached family home offers spacious and versatile accommodation throughout, complemented by a detached double garage and substantial outbuilding. Beautifully presented and finished to a high standard, the property enjoys a sought-after village location with convenient access to local amenities, countryside walks and transport links.

Stepping inside, the property welcomes you via an entrance hallway leading to a thoughtfully arranged ground floor. Positioned to the rear of the home, the impressive living room enjoys views over the garden and provides a superb space for relaxing and entertaining. A separate dining room offers the ideal

setting for family meals and formal occasions, whilst the dedicated office provides an excellent work-from-home environment.

The well-appointed kitchen is fitted with a range of quality units and benefits from underfloor heating, creating a comfortable and practical space for everyday family life. A separate utility room provides additional storage and laundry facilities, whilst a convenient ground floor WC completes the accommodation.

To the first floor, the property offers four well-proportioned bedrooms, all served by two beautifully appointed bathrooms supplied by renowned

designers Nicholas Anthony, finished with high-quality fittings and contemporary styling throughout.

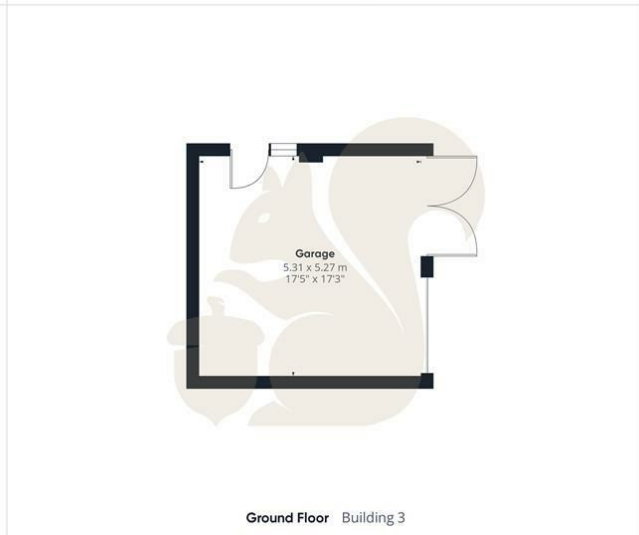
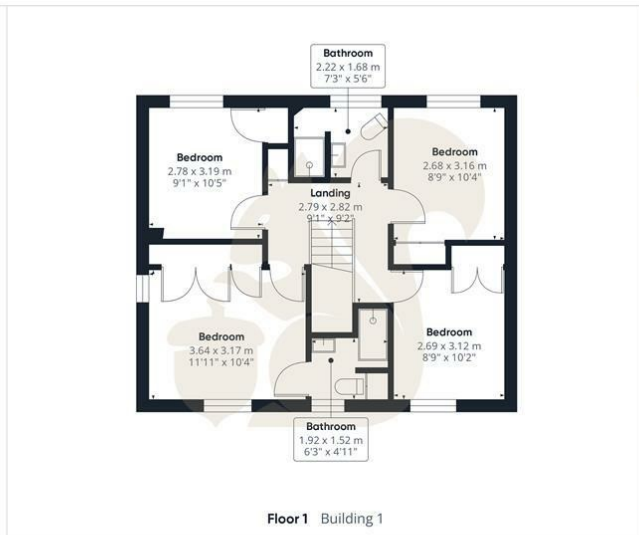
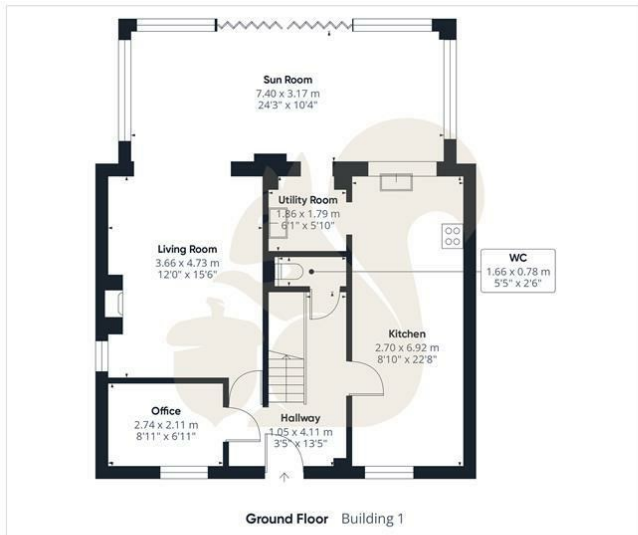
Externally, the property continues to impress with a substantial rear garden which is predominantly laid to lawn and offers an excellent space for family enjoyment and outdoor entertaining. A large patio terrace with pergola provides an attractive seating area, ideal for al fresco dining and social gatherings. To the rear of the garden, a sectioned-off area is currently utilised for keeping chickens, offering additional versatility for those seeking a more rural lifestyle.











oakheart

Main building GLATM
148.89 m²
1602.67 ft²

Main building total
148.89 m²
1602.67 ft²

Bonus space
63.41 m²
682.54 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.


GIRAFFE360

Local Authority:

Tenure:
Freehold

Council Tax Band:
E

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.