



Colchester Road, Ardleigh

A quietly handsome country house, on a plot of circa 4.57 acres, surrounded by beautifully established gardens and approached via a private gravel drive. The interiors balance warmth and practicality, with light-filled rooms oriented towards the landscape and a generous kitchen/dining room forming the heart of the home.

Guide price £1,000,000

Colchester Road

Ardleigh, Colchester, CO7



- Detached country house set within expansive, mature gardens and grounds
- Study and utility spaces arranged off a central entrance hall
- Circa 4.57 acres (in total), landscaped grounds with orchard-like planting, lawns and established trees
- **GUIDE PRICE £1,000,000 - £1,150,000**
- Generous kitchen/breakfast room with island, opening to terrace and garden
- Four bedrooms and family bathroom
- Excellent access to Colchester, Manningtree station and the Dedham Vale AONB
- Separate sitting room with wood-burning stove and garden views
- Detached outbuilding/garage and sweeping gravel driveway
- Equestrian potential with a c3.75 acre paddock

The Property

The house is arranged across two floors, with a natural flow from a central entrance hall into the principal living spaces. The sitting room is calm and inviting, with a wood-burning stove set against soft green tones and wide windows overlooking the garden.

The kitchen/breakfast room is particularly impressive - broad, light-filled and anchored by a large central island. Painted cabinetry and timber worktops lend a relaxed, contemporary country feel, while glazed doors open directly onto the terrace, creating an easy connection between inside and out. There is also a separate utility room adding practicality suited to family living.

A separate home office provides a quiet workspace.

Upstairs, four bedrooms are arranged off a central landing. The principal bedroom boasts stunning dual aspect windows with a further 3 bedrooms and a well appointed family bathroom completing the offerings of the first floor. Each room enjoys views across the surrounding greenery, reinforcing the house's connection to its setting.

The Outside

Set within an impressive plot of over 4.5 acres, the setting of this home is truly remarkable. The grounds are a defining feature - wide, open lawns interspersed with mature trees and flowering borders. There is a sense of space and quiet throughout, with pockets of planting that feel almost orchard-like in character.

A detached outbuilding provides garaging, a work from home office space as well as useful storage, while the gravel driveway offers ample parking and a pleasing arrival sequence. The gardens wrap around the house, offering both open areas and more sheltered spots for seating and entertaining.

The Area

The property is within easy reach of the sought-after villages to the north of Colchester, close to the Dedham Vale Area of Outstanding Natural Beauty. The landscape here is defined by rolling countryside, woodland and riverside walks.

Nearby Manningtree offers mainline rail services to London Liverpool Street in around an hour, making the area popular for those seeking a balance of countryside living with good connectivity. Colchester provides a wider range of amenities, schooling and cultural attractions, while the surrounding villages offer independent shops, pubs and a strong sense of community.

Further Information

Tenure: Freehold

Council Tax: Tending band E

Construction: Brick

Mains water, electricity and sewerage.

Oil Fired Central Heating

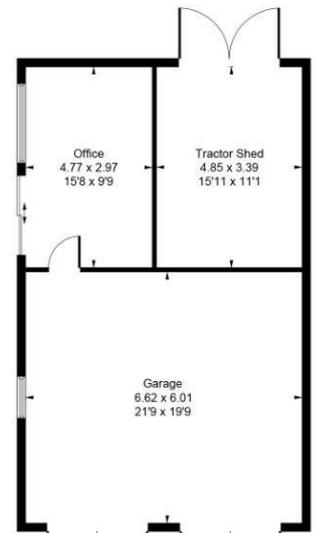
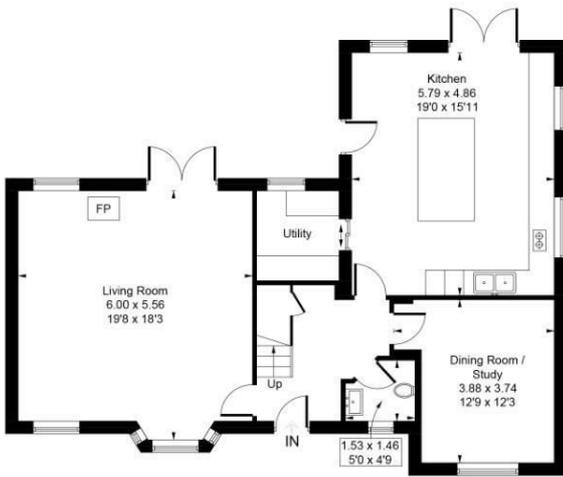
The property is currently on three separate titles



Floor Plan

Croft Cottage, Colchester Road, Ardleigh, CO7 7PB

Approximate Gross Internal Area = 1689 sq ft / 156.9 sq m
 Outbuilding = 768 sq ft / 71.4 sq m
 (Including Garage)
 Total = 2457 sq ft / 228.3 sq m



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<small>Not energy efficient - higher running costs</small>		<small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>England & Wales</small>		<small>England & Wales</small>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	