

Boxley House, Colchester Road, Ardleigh, Colchester, CO7 7NR



**Freehold**

Guide Price

**£410,000**

Subject to contract

Viewing recommended

**3** bedrooms  
**2** reception rooms  
**1** bathroom



## Some details

### General information

A wonderful Grade II listed detached cottage, of some character, offering an abundance of exposed timbers, a tastefully decorated interior, lovely garden and garage and parking.

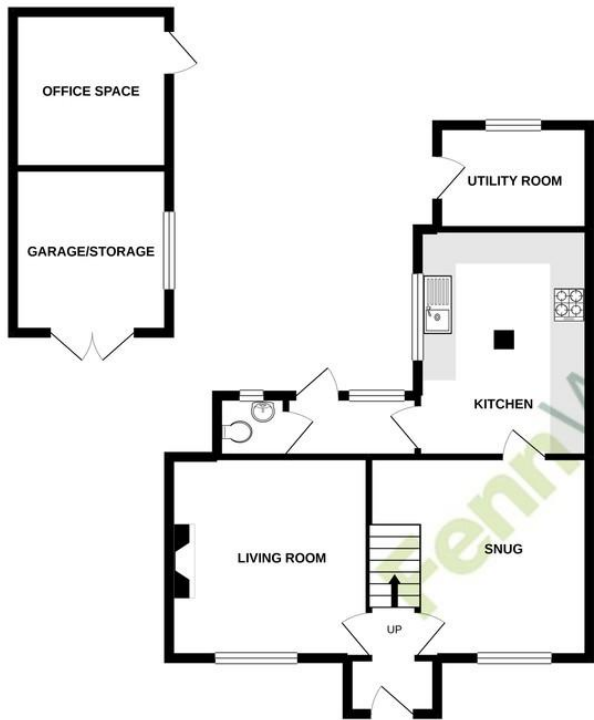
The property comprises an entrance porch to the entrance lobby with stairs to the first floor and doors leading off. There is a comfortable sitting room with exposed timbers and red brick fireplace with open fire. The snug has exposed timbers, a recess under the stairs and door to the kitchen fitted with worksurfaces with a range of cupboards and drawers under, butler sink, integrated washing machine, hob with cooker hood over, double oven and grill, large storage cupboard, fitted wall units and spotlights. There is a rear porch with stable door to the outside and further door to the cloakroom with wc and wash basin.

On the first floor bedroom one has a range of fitted wardrobes and exposed timbers, bedroom two a single built-in wardrobe and bedroom three has access to the loft space. There is a good sized bathroom with panel bath, wash basin and wc.



A wonderful Grade II listed detached cottage, of some character, offering an abundance of exposed timbers.

GROUND FLOOR



1ST FLOOR



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#### Sitting room

11' 8" x 11' 8" (3.56m x 3.56m)

#### Snug

12' 10" x 11' 8" (3.91m x 3.56m)

#### Kitchen

11' 2" x 10' 6" (3.4m x 3.2m)

#### Cloakroom

#### Landing

#### Bedroom one

12' 3" narrowing to 9'6" x 11' 8" (3.73m x 3.56m)

#### Bedroom two

12' 3" x 11' 6" (3.73m x 3.51m)

#### Bedroom three

8' x 7' 4" (2.44m x 2.24m)

#### Bathroom

8' x 5' 5" (2.44m x 1.65m)



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Particulars for Boxley House, Colchester Road, Ardleigh, Colchester, CO7 7NR

### The outside

To the front of the property the garden is retained by wrought iron railings with driveway to one side providing off road parking and giving access to the garage, approximately 18'6" x 9'9", currently used as storage and partitioned into two areas, double doors to front, eaves storage space and side personal door.

To the rear of the property is a lovely garden predominantly laid to lawn with patio areas.

There is an external utility room, approximately 9' x 6' with fitted storage cupboards and gas boiler.

### Important information

Council Tax Band - E

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - exempt

### Location

The highly regarded village of Ardleigh lies to the north east of Colchester and is well placed for the nearby waterside town of Manningtree with its excellent shopping and recreational amenities and mainline station. Also close by is the popular village of Dedham in the heart of Constable Country on the River Stour. Ardleigh also has a preschool in the village and local amenities whilst Colchester is within comfortable driving distance.

### Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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### Viewing

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## Directions

Proceed from Colchester on Harwich Road, on reaching Parson's Heath continue over the mini-roundabout signposted to Ardleigh. On entering the village Boxley House will be found a short distance before the crossroads on the left hand side.

To find out more or book a viewing

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