





Mill View
Bromley Road
Ardleigh
Colchester
CO4 3JG

A bespoke gated development of just eight contemporary 4-bedroom detached homes designed by award-winning local architects, Stanley Bragg. Built by Seven Developments to a high standard with excellent attention to detail, located on the edge of urban Colchester, where it meets the countryside.

Each individual property benefits from double glazing, air source heat pumps for central heating, solar panels and an electric car charging point. Designed to make the most of the natural light and views, the split-level ground floor has 4 bedrooms, 2 ensuites and a separate bathroom. The upper split-level accommodation has vaulted ceilings in the sitting room measuring 16ft and the kitchen/living room reaches 20ft and sits below the elevated mezzanine floor.



- 4 double bedrooms, 2 ensuites
- Bathroom and cloakroom
- Sitting room with study recess
- Kitchen/living room and utility
- Mezzanine and snug
- Double carport and entertainment terrace

A fully glazed entrance door opens into the reception hall with cloaks cupboard and stairs leading up to the five different levels within the home. To the front is the principle bedroom, with built-in wardrobes, large picture window and a door leading out to the small patio. This room has ensuite facilities, with a freestanding bath, walk-in shower, vanity unit wash basin with mirror and light above and a built-in WC. There is a guest bedroom also on this level with built-in wardrobes and ensuite.

Steps lead up from the hall to a half landing, where two symmetrical double bedrooms of a good size can be found. There is also a large bathroom on this level with a freestanding bath, tiled shower cubicle, vanity unit wash basin, a wall mounted mirror with light above, and a built-in WC.

On the first floor, the main landing has a door leading out to a fabulous sun terrace with tiled flooring, glass balustrading and steps down to the garden; there is also access to the utility room with LG ThinQ washing machine and tumble dryer, and a good size cloakroom.

The landing is open through to the impressive and beautifully appointed kitchen/living room with vaulted ceiling and mezzanine level above, which is accessed via a spiral staircase. A brick chimney breast houses a built-in log burner and the room enjoys a triple aspect with doors out to the balcony. The kitchen was designed by Nicholas Anthony and features a Blanco sink and Quooker tap and ample cupboard space, whilst built-in appliances include two ovens, a Siemens larder fridge and freezer, and an integrated dishwasher. The large island unit has ample drawers beneath and a 4-ring induction hob with drawdown extractor. The mezzanine floor above offers commanding views, with a vaulted ceiling height of 12' and glass balustrade, overlooking the kitchen.

To the rear of the property is the main sitting room with 16ft vaulted ceiling and a triple aspect, overlooking the garden. There is a small study recess with steps leading up to a snug, providing a discreet reading area or storage, taking borrowed light from the kitchen and with a built-in storage cupboard.



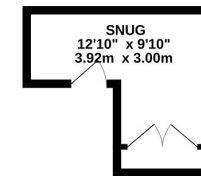
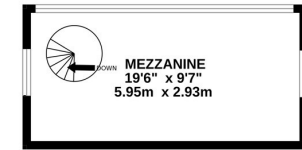
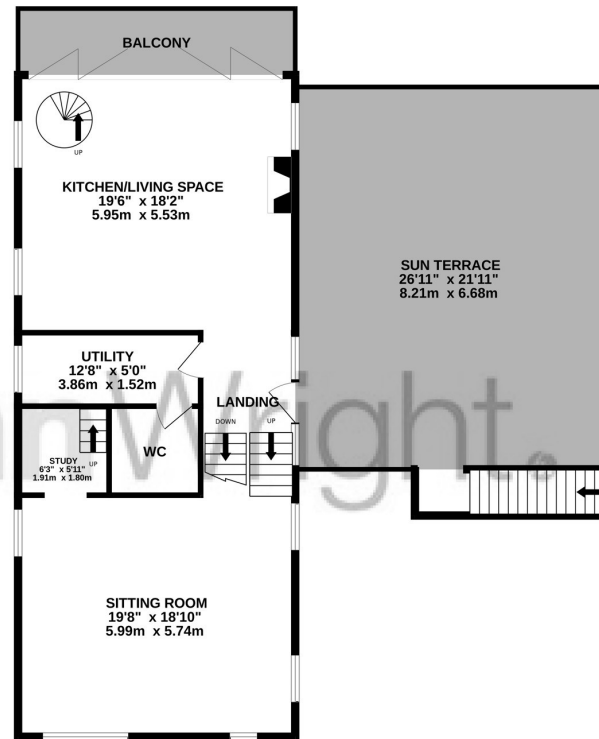
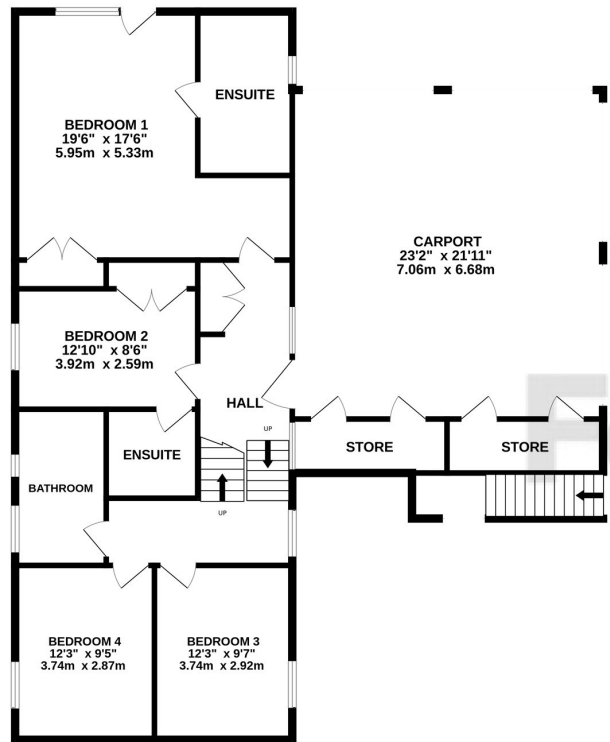




GROUND FLOOR
1636 sq.ft. (151.9 sq.m.) approx.

1ST FLOOR
948 sq.ft. (88.0 sq.m.) approx.

2ND FLOOR
295 sq.ft. (27.4 sq.m.) approx.



MILL VIEW, BROMLEY ROAD, ARDLEIGH, COLCHESTER

TOTAL FLOOR AREA : 2878 sq.ft. (267.4 sq.m.) approx.

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Outside

The gated development will have a private drive serving the houses, each having its own drive leading up to a carport with useful storage cupboards and sensor lighting. The remainder of the front is lawns with pathways to either side. Stairs lead up to the sun terrace/entertainment space above the car port. There are retaining walls to the side and rear with steps leading up to the lawns of the rear garden which is enclosed by fencing.

Location

The development is found on the very edge of Colchester and adjoining countryside. Within about a mile are shops including Tesco, Lidl and Waitrose, primary and secondary schools, and the University of Essex. The nearest railway station is at the Hythe which has services to London Liverpool Street. The A133 provides road links to the coast, whilst central Colchester, Britain's first Roman city, but also one of the newest, has a wealth of history, with open spaces, shopping, recreational and entertainment venues.

Directions

From Colchester, proceed along Cowdray Avenue into St Andrews Avenue, passing Waitrose. Turn left into Harwich Road and at the top mini roundabout take the second exit into Bromley Road. Proceed down the hill, passing The Beehive public house and up the other side where Mill View can be found on the left-hand side.

Important Information

Services – Mains water and electricity are connected, whilst there is a communal Klargester drainage system on site, for which a management company will be formed, and residents will become 1/8th director. A management fee will be agreed for maintenance of the communal elements of the scheme.

Tenure – Freehold

EPC rating – TBC

Council tax banding – to be assessed

Ref - JBG

Agents note

The photos used and property portrayed in the brochure is the show home, whilst the other properties are all finished to the same standard there may be some differences in style or colour choice.





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