



Oak View

Harts Lane | Ardleigh | CO7 7QE

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STEP INSIDE

Oak View

Tucked away just off Harts Lane, and approached via a long access drive, offering a quiet and tranquil position, within a serene countryside setting, yet close by to local amenities. Oakview is a three bedroom modern detached bungalow offering flexible living, with a contemporary luxury finish.

The residence has been thoughtfully designed to offer sophisticated, yet practical living, constructed to take full advantage of the scenic natural surroundings with 21st Century fittings such as underfloor heating powered by heat air source pump and bi-fold doors in both the lounge and sitting room, allowing the natural light to illuminate the accommodation.

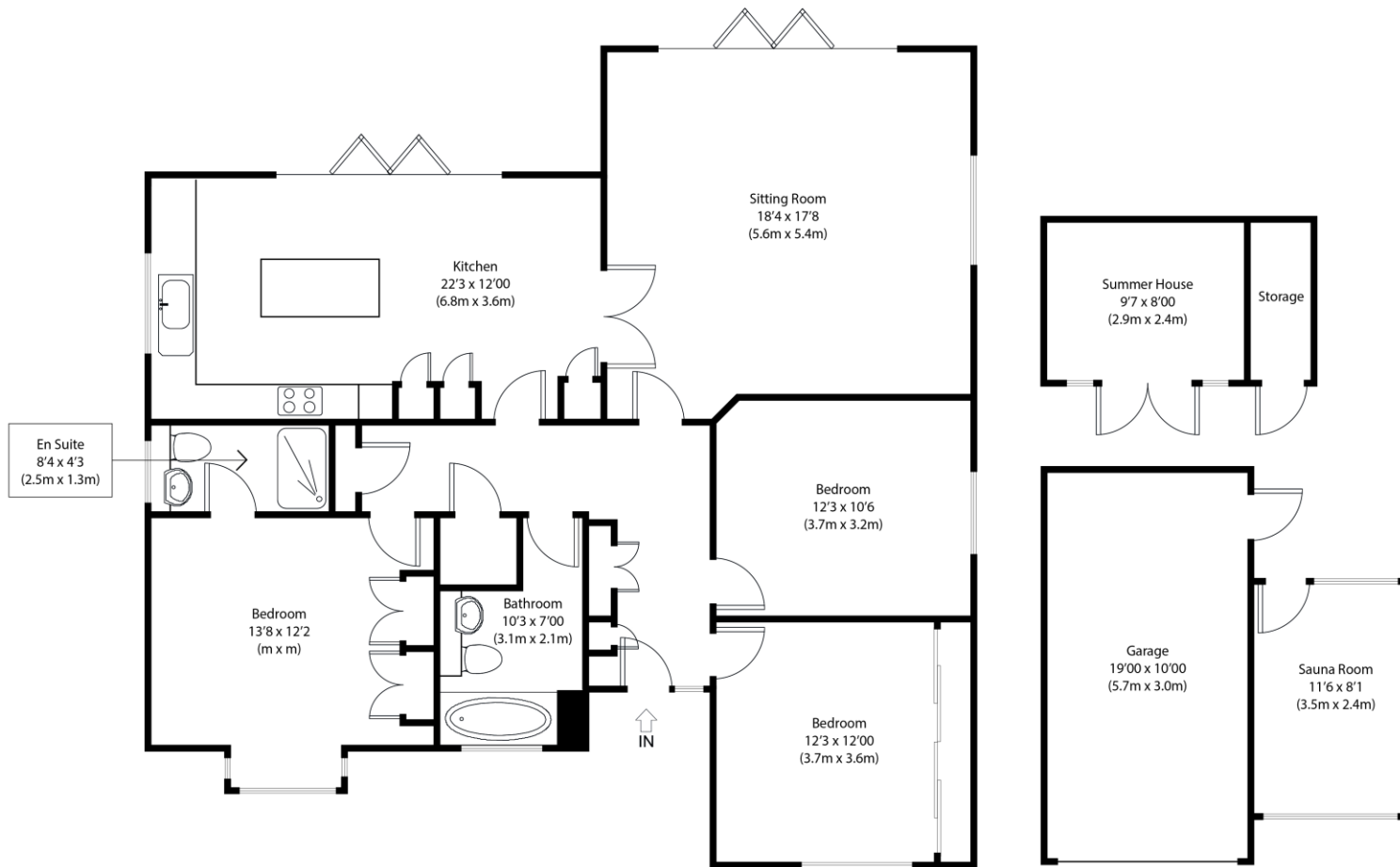
Oakview is a three double bedroom bungalow which has been neutrally decorated throughout. The windows are fully double glazed, fashioned from low maintenance UPVC, giving good thermal insulation for lower heating costs. The principal bedroom has the added advantage of a personal en-suite which is complimented by stylish sanitary ware.

Externally, the garden has been laid to lawn for easy low maintenance, giving a real emphasis on outdoor dining. There is a natural stone patio terrace enclosed by fencing. The block paved driveway provides ample off-road parking with the addition of a large garage space.

LOCATION

Ardleigh offers a delightful rural setting and yet is only a few minutes away from the A12 with links to Ipswich, Great Yarmouth, Felixstowe and London. Many residents in the area commute to London for work and the town of Colchester is only a short drive, whilst the seaside towns of Clacton and Frinton on Sea are also within easy reach. It is also convenient for Colchester and Manningtree stations. Trains from Colchester run regularly into Liverpool Street and Stansted airport with a journey time of approximately 50 minutes.

The village of Ardleigh is ideal for family life, with lots of excellent country walks and rides nearby and further into the beautiful Dedham Vale and Constable Country too. Ardleigh has a corner shop, a good primary school - Ardleigh St Marys primary school, a post office, a doctors surgery and a Chinese takeaway. While for those who enjoy sailing there is Ardleigh Sailing Club which is a thriving and friendly club situated within 136 acres of peaceful and secluded water providing excellent resources for racing, training or simply cruising.



Ground Floor

Approximate Gross Internal Area
Main House 1245 sq ft (116 sq m)
Outbuildings 360 sq ft (33 sq m)
Total 1605 sq ft (149 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful independent investigation of the property in respect of necessary valuation. copyright www.fineandcountry.co.uk

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Fine & Country Colchester
Tel: +44 01206 878155
colchester@fineandcountry.com
99 London Road, Stanway, Colchester, Essex, CO3 0NY