



2 The Limes

Harwich Road | Ardleigh | CO7 7RW

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STEP INSIDE



This property is a stunning executive detached home located in the sought-after village of Ardleigh. It offers five double bedrooms, two bathrooms, an en-suite, a study, a utility room, and a pantry/storeroom. The spacious living areas include a lounge, a snug lounge, and a magnificent kitchen/dining area. The property also boasts a spacious rear garden, ample parking, a double garage, and a gated driveway.

Situated on a private development, this unique home has been generously extended on both floors, providing plenty of space. The ground floor features a welcoming entrance porch, an open hallway, a lounge with a bow window, a conservatory, an additional snug lounge, an office, a cloakroom, a spacious kitchen and dining area, and a utility room with a pantry/storeroom. Upstairs, there are five double bedrooms, two family bathrooms, and a master suite with a dressing area and en-suite.

The rear garden is a wonderful, sunny, and unoverlooked space with a patio area and a well-maintained lawn surrounded by trees and shrubs. The side of the property offers storage and access to the front, where you'll find a gated front garden with ample parking and freestanding double garages.

This home offers excellent versatility and is perfect for families or those in need of executive space. The layout is ideal for entertaining, with the L-shaped kitchen and dining area seamlessly connecting to the other reception areas and the garden. The five double bedrooms provide options and accessibility, and the separate study is perfect for those working from home.

Ardleigh is a charming village located just a short distance north of Colchester, offering a peaceful atmosphere and easy access to surrounding villages, towns, and cities. The area is home to well-regarded state and private schools, making it a great choice for families. The village itself has local stores, pubs, and amenities, and nearby Dedham and Manningtree are worth exploring. Colchester's historic city centre, with its dining, leisure, and retail facilities, is a short drive away. The village is well-connected, with mainline stations in Colchester and Manningtree providing direct rail services to London. The A12 corridor is also easily accessible, making this property an excellent choice for commuting or leisure activities.



STEP OUTSIDE

Ardleigh is a picturesque village situated just a short distance north of Colchester, making it the perfect location for those seeking a peaceful and idyllic setting while still enjoying the benefits of living near a vibrant town.

Surrounded by beautiful countryside and scenic landscapes, Ardleigh offers a tranquil and calm atmosphere that is highly sought after. The village itself is known for its charm and character, with traditional architecture and a welcoming community.

Despite its peaceful setting, Ardleigh provides convenient access to a range of amenities and services. The village boasts a variety of local stores, pubs, and amenities, ensuring that residents have easy access to everyday necessities. For a wider range of shopping, dining, and entertainment options, the historic city centre of Colchester is just a short drive away.

The Ardleigh area is also well-known for its excellent selection of schools, both state and private. This makes it an appealing choice for families looking to relocate, with options for quality education within easy reach.

Nature lovers and outdoor enthusiasts will appreciate the abundance of green spaces and natural beauty that surrounds Ardleigh. The village is located close to the stunning Dedham Vale Area of Outstanding Natural Beauty, offering opportunities for scenic walks, cycling, and exploring the countryside. The nearby River Stour provides additional recreational activities, including boating and fishing.

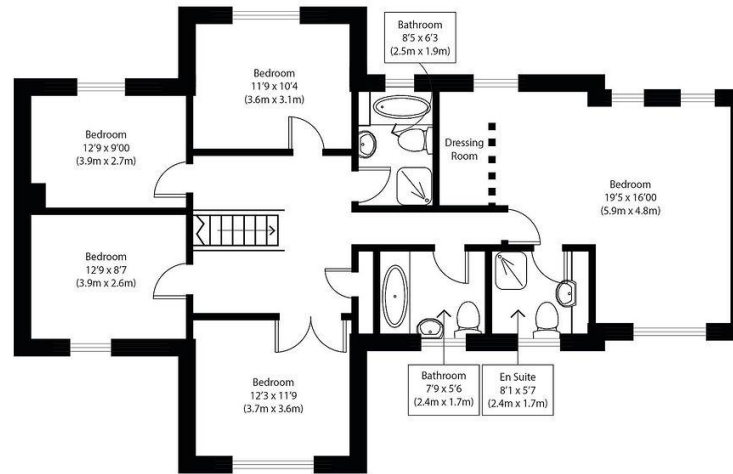
For those who need to commute or travel, Ardleigh benefits from excellent transport links. The village is in close proximity to mainline stations in Colchester and Manningtree, providing direct rail services to London. Additionally, the A12 corridor is easily accessible, allowing for convenient travel by car to other nearby towns and cities.

Overall, Ardleigh offers a unique combination of peaceful village living, convenient amenities, and access to stunning natural surroundings. Whether you are looking for a quiet retreat or a place to raise a family, Ardleigh provides a desirable location with a welcoming community and easy access to the best of both rural and urban settings.

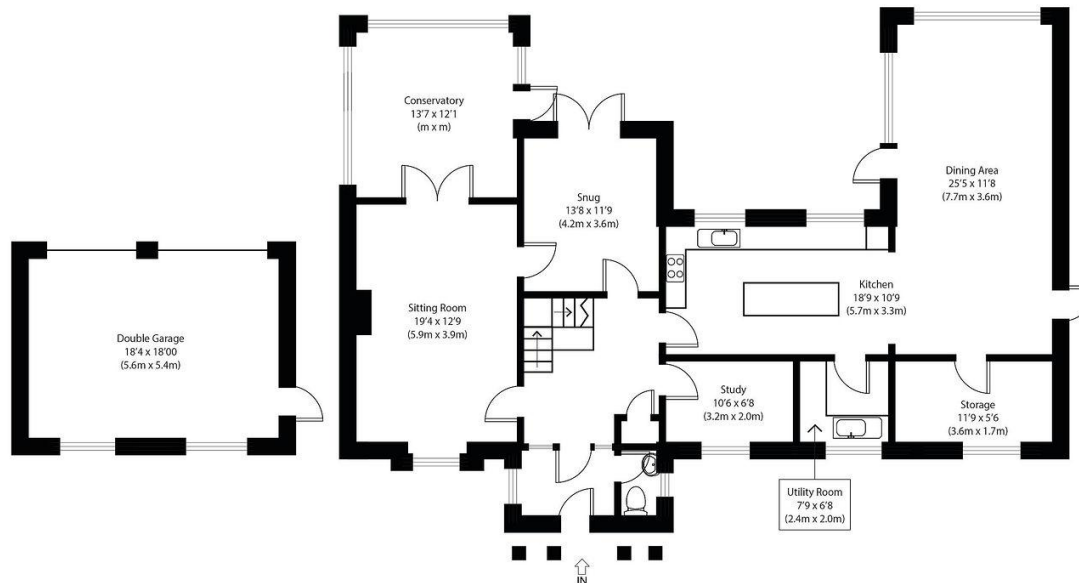
Approximate Gross Internal Area
 Main House 2740 sq ft (255 sq m)
 Garage 330 sq ft (31 sq m)
 Total 3070 sq ft (285 sq m)

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First Floor



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