



Colchester Road, Ardleigh, Colchester, CO7

Guide Price £800,000 - £875,000

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OVERVIEW

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Welcome to Paraa, an exceptional extended detached house nestled in the picturesque village of Ardleigh. This remarkable property offers breathtaking rural views and substantial family accommodation, seamlessly blending modern comforts with the serene charm of the countryside. Backing onto open fields, Paraa provides a peaceful retreat while remaining conveniently close to local amenities and easy access to the A12. Discover a harmonious lifestyle in this beautiful home, where every detail has been thoughtfully designed for comfort and elegance.

STEP INSIDE

On entry, the hallway offers a warm, inviting space with a touch of rustic charm, featuring wooden panelled ceilings which leads through to a functional good-sized kitchen/diner, seamlessly connecting to the lounge and offering easy access to the rear garden through sliding patio doors.

Paraa has a cozy family room, perfect for relaxation or entertainment, with a second set of sliding patio doors opening onto the scenic rear garden, inviting the outdoors in.

The living room is spacious and hosts panoramic rural views framed by large, double-glazed windows. A focal point chimney breast and an electric fireplace feature adding a touch of relaxation.

The dining room is situated at the front of the property, perfect for hosting with family and friends.

Ascend upstairs to the first floor, leading to four spacious double bedrooms and one single bedroom room which would make a perfect home office or study.

The principle bedroom boasts an en-suite and a walk-in dressing room with captivating rural views.





OUTSIDE

Escape to the expansive rear garden, bordered by well-kept hedging and panoramic views of the beautiful surrounding fields.

You will also find practical amenities include a wooden shed and a timber workshop, providing extra storage and workspace.

The front garden and driveway offer privacy and the off road parking, while the garage ensures secure vehicle storage.

A spacious in-and-out driveway provides ample space for multiple vehicles, ensuring convenient arrivals and departures.

LOCATION

Nestled within the picturesque countryside, Paraa on Colchester Road unveils an idyllic setting in the charming village of Ardleigh.

Offering breathtaking vistas of the surrounding landscapes, this location provides a serene escape from the hustle and bustle of city life.

Ardleigh, steeped in history and natural beauty, is conveniently positioned just 4 miles northeast from the heart of Colchester and 26 miles northeast from the vibrant county town of Chelmsford. The property benefits from its proximity to several railway stations, providing convenient access to public transportation. The nearest being Colchester and Manningtree Railway stations each equally 5 miles away which offers regular direct services to London Liverpool Street in the hour, making it ideal for commuters.

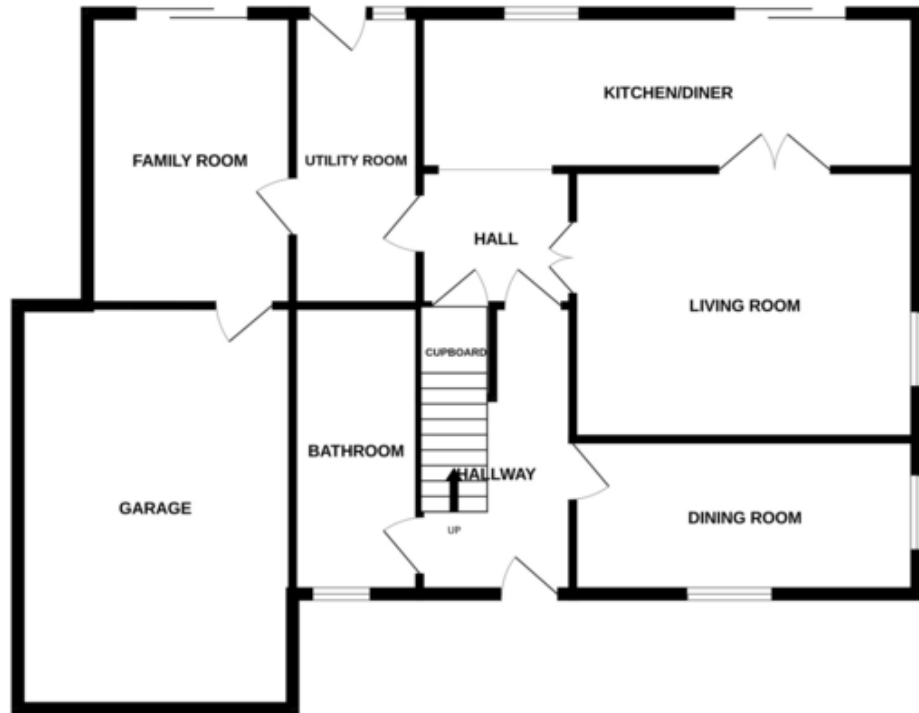
Paraa presents an unparalleled opportunity for those seeking a harmonious balance between countryside living and modern convenience.



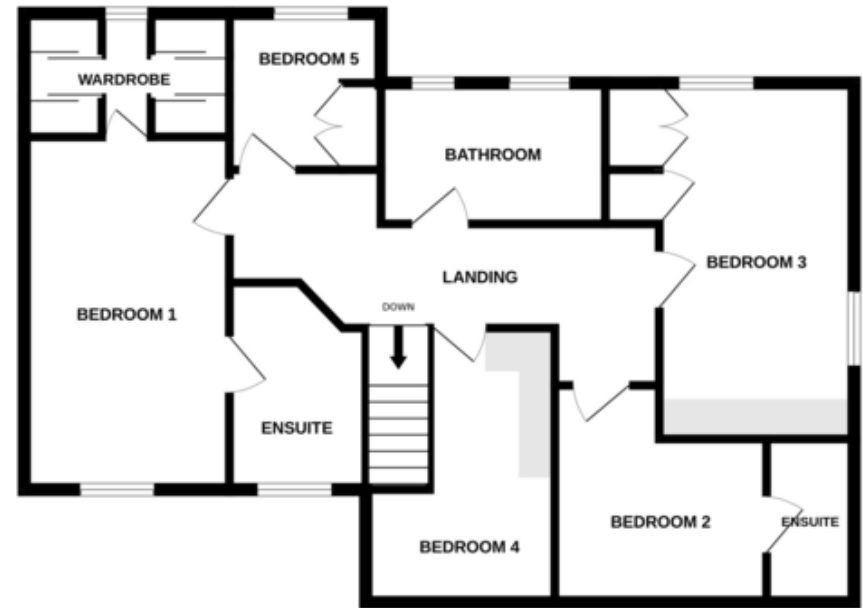




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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99 London Road, Stanway,
Colchester, Essex, CO3 0NY

www.fineandcountry.com
01206 878155
colchester@fineandcountry.co
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