



Turnpike Close | Ardleigh | CO7 7QW

FINE & COUNTRY

# OVERVIEW

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Welcome to a stunning new build property in the charming village of Ardleigh. With a spacious and well-thought-out design, this modern home spans approximately 2,767 sq ft, offering a versatile layout perfect for contemporary living.

## STEP INSIDE

The ground floor is designed with an open, spacious layout that emphasizes natural light and modern living.

The heart of the ground floor is a generous open-plan space, combining the kitchen, dining, and lounge areas. Large bi-fold doors open up to the garden, bringing in ample natural light and seamlessly connecting indoor and outdoor spaces. The kitchen itself features a central island with a modern design, fitted cabinetry, and high-end appliances, providing an ideal setting for cooking, entertaining, and family time.

Adjacent to the kitchen is a utility room, equipped with additional storage and laundry facilities, keeping household chores tucked away from the main living areas. A convenient WC is also located nearby. Positioned to the side, the formal lounge offers a cozy, private space that's perfect for relaxed evenings or hosting guests. This room can be used independently from the open-plan area, providing flexibility for various occasions.

The ground floor also offers a multi-functional room near the entrance hall which can be used as a playroom, guest room, or home office, depending on your needs. It's an adaptable space that enhances the ground floor's versatility.

The ground floor combines practicality with luxury, offering ample room for everyday living and entertaining, along with thoughtful touches for modern convenience. This layout is perfect for families or professionals looking for both open spaces and private areas.









# STEP INSIDE

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The first floor of this stylish property offers a spacious layout with a main bedroom featuring a luxurious dressing room and en suite bathroom. Bedroom two also boasts an en suite, providing added privacy and comfort.

Bedrooms Two, Three and Four offer generous space for family or guests. A chic home office or study area provides a perfect nook for productivity. The elegant central bathroom is easily accessible from the main hallway. All rooms are connected by a well-designed landing that leads to a sweeping staircase.

# OUTSIDE

The grounds offer a beautifully designed outdoor space that complements the home's contemporary style. The property sits on a spacious plot, providing a generous garden area ideal for outdoor living and relaxation.

Directly accessible from the open-plan kitchen, dining, and lounge area through large bi-fold doors, the covered seating area provides a perfect spot for alfresco dining or simply enjoying the view of the garden. This feature offers shade and shelter, making it suitable for year-round use.

The garden includes an extensive lawn area, perfect for families, gardening enthusiasts, or anyone looking to enjoy open green space. It's ideal for outdoor games, children's play, or simply relaxing in the fresh air.

Surrounded by natural landscaping and mature trees, the grounds offer a tranquil, private environment. The scenic views from the garden create a sense of seclusion and connection to nature.

The large garden provides plenty of potential for customization, such as adding flower beds, a vegetable garden, or even a play area or outdoor seating arrangements to suit individual tastes.

Overall, the grounds and garden enhance the property's appeal, creating an inviting outdoor space that seamlessly connects with the stylish interior. Whether you're hosting a gathering or unwinding with family, the garden area provides the perfect setting for enjoying the outdoors in comfort and style.



# LOCATION

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This stunning new build is located in the charming village of Ardleigh. Situated in the beautiful countryside of Essex, this location offers the perfect balance between peaceful rural living and convenient access to nearby towns and amenities.

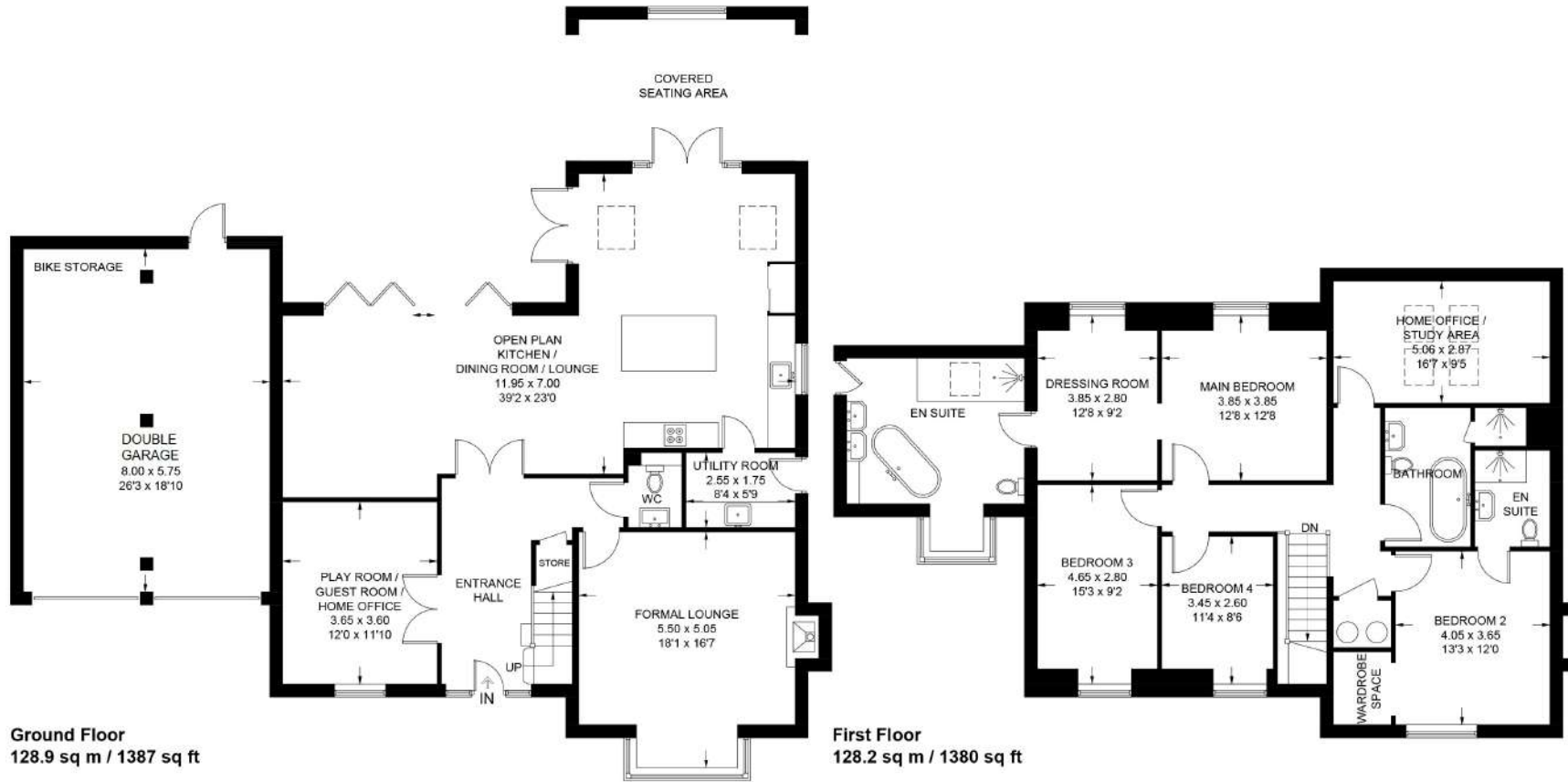
Ardleigh has a welcoming community feel with local amenities, including a village shop, pub, post office, and primary school. It's ideal for those seeking a close-knit village atmosphere. Just a short drive from Colchester, residents benefit from easy access to a wider range of facilities, such as shopping, dining, cultural attractions, and entertainment options. Colchester also offers highly regarded schools and excellent healthcare facilities.

The property is well-connected, with quick access to the A12, providing efficient routes to Ipswich, Chelmsford, and London. The nearby Colchester North Station offers direct train services to London Liverpool Street, making this location ideal for commuters seeking a countryside retreat.

This property offers a desirable location that combines the tranquility of village life with the convenience of nearby urban centres and transport links, making it an ideal choice for families, professionals, and anyone looking to enjoy the best of both worlds.

# Turnpike Close

Approximate Gross Internal Area = 257.1 sq m / 2767 sq ft  
Parking Space / Carport = 46.1 sq m / 496 sq ft  
Total = 303.2 sq m / 3263 sq ft



CRAIG GANDERTON  
DIRECTOR

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