



Turnpike Close | Ardleigh | CO7 7QW

FINE & COUNTRY



These comments are the personal views of the current occupiers and do not include an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent.







STEP INSIDE

STEP INSIDE

The ground floor of this exceptional property is thoughtfully designed for modern living, offering a perfect balance of practicality and comfort. Upon entering, you are welcomed into a spacious entrance hall that leads to the main living areas. The generous kitchen/diner serves as the heart of the home, with ample space for cooking, dining, and socializing. This room benefits from direct access to the garden, making it ideal for indoor-outdoor living. The adjoining utility room provides additional storage and functionality, while a convenient cloakroom/WC is perfectly located for guests. The elegant lounge offers a cozy yet airy space to unwind, complete with large windows that flood the room with natural light. For those working from home or in need of a quiet space, the study offers a peaceful retreat. Each room on the ground floor is designed to flow seamlessly, creating a welcoming and versatile space for family life.

Leading to the first floor of this expansive property offers five generously sized bedrooms, providing ample space for family and guests alike. The master bedroom is a true retreat, complete with an elegant en-suite bathroom for added privacy and convenience. A second double bedroom also benefits from its own en-suite, making it perfect for guests or older children. The remaining three bedrooms are well-proportioned, versatile spaces ideal for family members, a home office, or a hobby room. A modern family bathroom, centrally located off the landing, caters to the other bedrooms with style and functionality. Thoughtful design ensures every room is bright and inviting, creating a perfect upstairs layout for contemporary living.

OUTSIDE

The garden and grounds of this property are designed to impress, offering a perfect blend of practicality and leisure. At the rear, the beautifully maintained garden provides a private and tranquil outdoor space, ideal for relaxing, entertaining, or family activities. A standout feature is the garden room/bar, a versatile addition that can serve as a social hub, home office, or gym, depending on your needs. Adjacent to the house, the detached double garage offers secure parking and ample storage, while the driveway provides additional off-road parking for multiple vehicles. The outdoor spaces are thoughtfully laid out, creating a seamless extension of the home's living and entertaining areas.

LOCATION

The property is situated in the picturesque village of Ardleigh, a charming location that combines peaceful rural surroundings with excellent connectivity. Nestled in a quiet cul-de-sac, Turnpike Close offers privacy and a sense of community while being just a short drive from essential amenities. Ardleigh is well-regarded for its traditional village atmosphere, featuring



STEP OUTSIDE

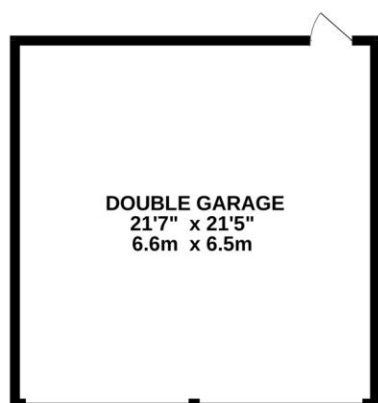
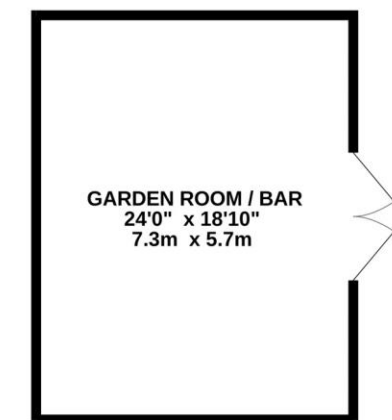
local pubs, a post office, and highly rated schools, making it a perfect location for families. For commuters, the property enjoys easy access to the A12, linking you to nearby towns such as Colchester and Ipswich, as well as London via rail connections. Surrounded by rolling countryside, Ardleigh also provides ample opportunities for outdoor pursuits, with scenic walking and cycling routes right on your doorstep. This location truly delivers the best of both worlds-peaceful rural living with the convenience of modern amenities close by.

OVERVIEW

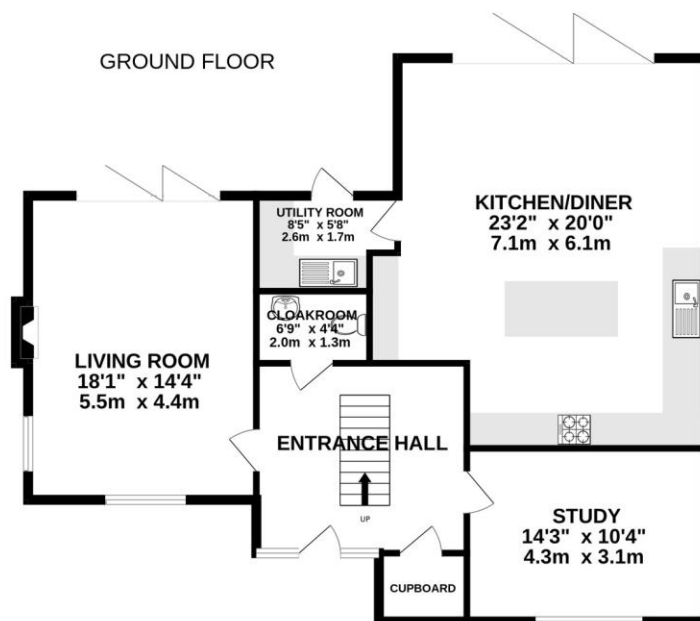
Nestled in the sought-after village of Ardleigh, this stunning five-bedroom detached home on Turnpike Close offers the perfect blend of modern living and countryside charm. Boasting a spacious and versatile layout, this property is ideal for families seeking a home that caters to both relaxation and entertainment. With a detached double garage, a stylish studio/bar, and beautifully designed interiors, this home is set in a peaceful cul-de-sac location, providing privacy and convenience in equal measure.

RICHARD SEELEY
SALES MANAGER

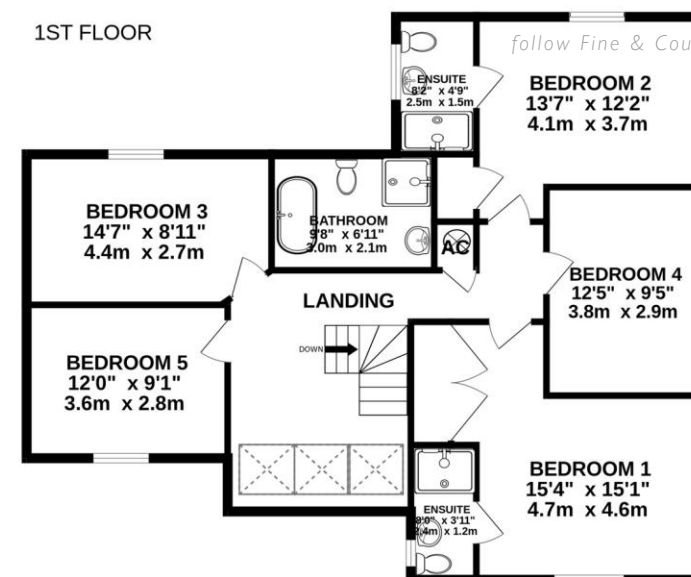
follow Fine & Country Colchester on



GROUND FLOOR



1ST FLOOR

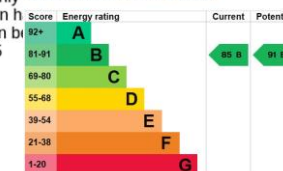


Whilst every attempt has been made to ensure the accuracy of the floor plans, doors, windows, rooms and any other items are approximate and not to scale. This plan is for illustrative purposes only and does not constitute an offer of any services, systems and appliances shown hereon. The services, systems and appliances shown hereon are for illustrative purposes only and do not constitute an offer of any services, systems and appliances shown hereon. Made with Metropix ©2025

Energy rating and score

This property's energy rating is B. It has the potential to be B.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright Â© 2020 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 5930387 Registered Office: Country Estates Limited, Carter Court, Midland Road, Hemel Hempstead, Herts HP2 5GE. Printed





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

