

The Street, Ardleigh
£700,000

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A rare opportunity to acquire a beautifully historic home, thoughtfully updated for modern living. Originally formed from a row of Grade II listed Tudor cottages and dating back nearly 500 years, this exceptional 5/6 bedroom residence sits in the heart of Ardleigh and offers a unique combination of period character and contemporary style.

Set within a generous plot of over one-third of an acre (subject to survey), this timber-framed home is rich in character, with exposed beams, brickwork, an impressive inglenook fireplace and multiple log burners creating a warm and inviting atmosphere throughout.

The ground floor offers a series of beautifully connected reception spaces with excellent ceiling heights, including a grand dining room, elegant drawing room, cosy snug and a well-proportioned study. Practicality is equally well considered, with a boot room, large utility room and ample storage. A stunning newly installed kitchen, stylishly designed and well-appointed, creates a natural hub of the home.

The adaptable layout offers exceptional flexibility, with spaces that can be arranged to meet a wide range of requirements, including the potential for up to six bedrooms. On the first floor, there are four bedrooms, three of which are spacious doubles, along with a dressing room off the principal bedroom, previously used as an additional bedroom. A family bathroom, and a separate shower room.

A particularly appealing feature is the potential annexe arrangement on the ground floor, comprising a bedroom, kitchen area and shower room, ideal for multi-generational living, guests or independent accommodation.

Approached via a gated driveway, the property opens into a charming rear courtyard offering secure parking for multiple vehicles, alongside a double garage, cart lodge, wood store and kennel. Beyond, the fully enclosed, west-facing rear garden enjoys an abundance of sunlight, with a large lawn and raised decking area.





- A STUNNING TUDOR HOME
- RECENTLY RE-FITTED KITCHEN
- SET WITHIN GROUND OF 1/3 ACRE (STS)
- THREE BATHROOMS (TWO OF WHICH ARE SHOWER ROOMS)
- FORMAL DINING ROOM WITH ORIGINAL INGLENOOK FIREPLACE
- GRADE II LISTED
- DOUBLE GARAGE AND OFF ROAD PARKING
- 5 OR 6 BEDROOMS
- FLEXIBLE LAYOUT AND ACCOMMODATION, WHICH CAN BE ADAPTED TO MAKE 6 BEDROOMS
- RECENTLY RE-PAINTED EXTERNALLY WITH WINDOWS RENOVATED TOO

Location:

Ardleigh is a popular and well-served medieval village lying between Colchester and Manningtree, on the edge of the Dedham Vale AONB. It offers a well-stocked corner shop (open daily until late), a good primary school, a post office, a doctors surgery and dispensary, a farm shop with cafe/bar, Chinese takeaway, two popular pubs/eateries, a village hall with recreation ground and cricket field, and several playgrounds. For outdoor types, Ardleigh reservoir's 136 acres of peaceful, secluded waters are home to angling clubs and the thriving and friendly Sailing Club. Excellent local footpaths connect to The Essex Way and The Suffolk Way.

The beautiful medieval village of Dedham is only 2.7 miles away with further eateries, shops, galleries, a delicatessen, butcher, dentist and pharmacy. As well as boating, canoeing and walks along the River Stour into wider Constable Country.

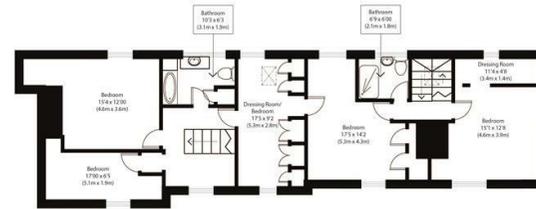
Manningtree and Colchester mainline stations are about 3.9 and 4.9 miles away respectively with trains to London Liverpool Street from 48 minutes. There is also easy access to the a12, as well as good local bus services.

Agents notes:

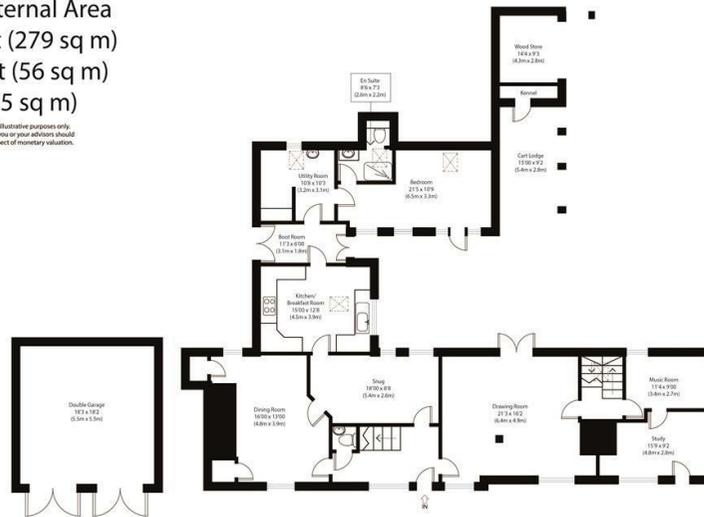
Tenure - Freehold
This property is Grade II Listed
Council tax - Band G
Services - Mains Gas/Electric/Water/Drainage
Heating - Radiators via gas boiler
Mobile Availability - EE - 84% / Three - 81% / Vodafone - 73% / o2 - 70%
Broadband Availability - Ultrafast is available
Please note: The colourised boundary outline is for illustrative purposes only and may not be exact. For precise boundary details, please refer to Land Registry information or contact the agent.



Floor Plan



First Floor



Ground Floor

Approximate Gross Internal Area
Main House 3005 sq ft (279 sq m)
Outbuildings 605 sq ft (56 sq m)
Total 3610 sq ft (335 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 monetary valuation. copyright www.photosgroup.co.uk



Area Map



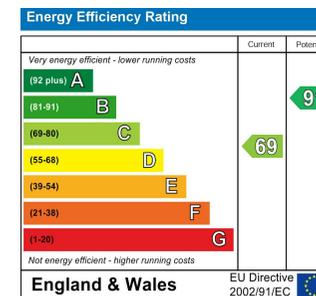
Viewing

Please contact our Chamberlain Phillips Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

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6 Dairy Barn Mews, Summers Park, Lawford, Manningtree, Essex, CO11 2BZ
Tel: 01206 646479 Email: info@chamberlainphillips.co.uk www.chamberlainphillips.co.uk

Energy Efficiency Graph



Council Tax Band - G

Tenure - Freehold