



# Good Hall










Coggeshall Road, Ardleigh, Essex/Suffolk Border



BNP PARIBAS GROUP

# A handsome and imposing Georgian house on the Essex/ Suffolk border.

A rare opportunity to acquire an elegant and beautifully proportioned Grade II listed Georgian residence, thoughtfully extended and updated, nestled in blissful seclusion yet excellent access to London and nearby towns.

|  |  |   |
|--|--|---|
|  <b>5 RECEPTION ROOMS</b> |  <b>5 BEDROOMS</b>  |  <b>3 BATHROOMS</b>            |
|  <b>GARAGE BARN POOL</b>  |  <b>2.38 ACRES</b>  |  <b>FREEHOLD</b>               |
|  <b>VILLAGE/ RURAL</b>    |  <b>6,618 SQ FT</b> |  <b>GUIDE PRICE £1,750,000</b> |



## The property

A true Georgian gem, Good Hall combines timeless architectural elegance with the comfort and functionality of modern country living. The handsome Suffolk white brick façade, with its stately sash windows and classical proportions, is set behind a long, tree-lined gravel drive flanked by landscaped lawns and mature planting.

Inside, the house exudes character and refinement. High ceilings, original fireplaces, and large sash windows flood the principal reception rooms with natural light. Five reception rooms—including a drawing room, music room, dining room, snug, and study—offer a wealth of entertaining and living space.

The stunning kitchen/breakfast room is the heart of the home, featuring a 3 door electric Aga, large skylight, triple sets of French doors to the garden, and seamless access to the dining room—ideal for indoor-

outdoor living. A utility, cloakroom, and boot room complete the ground floor.

Upstairs, five generously sized bedrooms are arranged over a split-level and gallery landing. The principal suites have en-suite bathrooms, and both enjoy far-reaching views across the south-facing grounds.







## Outside

Set in 2.38 acres, Good Hall offers glorious and immaculately maintained gardens with striped lawns, clipped box hedging, and thoughtfully planted borders. A south-east facing pool area, surrounded by Indian sandstone and expansive countryside views, offers an idyllic summer retreat.

The property also includes a large, versatile 2,600 sq ft barn—ideal for conversion to a home office, studio, or ancillary accommodation (STPP). Numerous terraces and a walled garden area offer shaded and sunlit spaces for relaxing or al fresco dining throughout the day.

## Location & Lifestyle

Good Hall occupies a superb rural position a few minutes from Dedham Vale Area of Outstanding Natural Beauty, the gateway to Constable Country and historic Flatford Mill. The property is located between the desirable villages of Ardleigh and Dedham, the

latter offering the Sir Alfred Munnings art gallery, excellent pubs, and river walks.

Despite its tranquil setting, the house is just a 6-minute drive to Manningtree station, where direct trains reach London Liverpool Street in under an hour (approx. 56 minutes). Colchester, with its historic core, modern shops, and restaurants, lies nearby. The A12 provides swift access to Chelmsford, Ipswich, and the M25, while Stansted Airport is just 38 miles away. A particularly strong feature of the area is its exceptional educational provision. Reputable schools nearby include Dedham Primary, Orwell Park School, Old Buckenham Hall and Holmwood House.

Good Hall represents an increasingly rare opportunity: a distinguished Georgian country house in a spectacular yet accessible location. Lovingly maintained and beautifully presented, it offers a unique blend of heritage, comfort, and convenience, ideal for both full-time country living or weekend retreats from London.



### Distances

- Manningtree 5 miles
- Colchester 6.2 miles
- Ipswich 13.4 miles
- Chelmsford 29.2 miles

### Nearby Stations

- Manningtree - mainline
- Colchester - mainline

### Key Locations

- Manningtree water front
- Dedham High Street & River front
- Flatford Mill

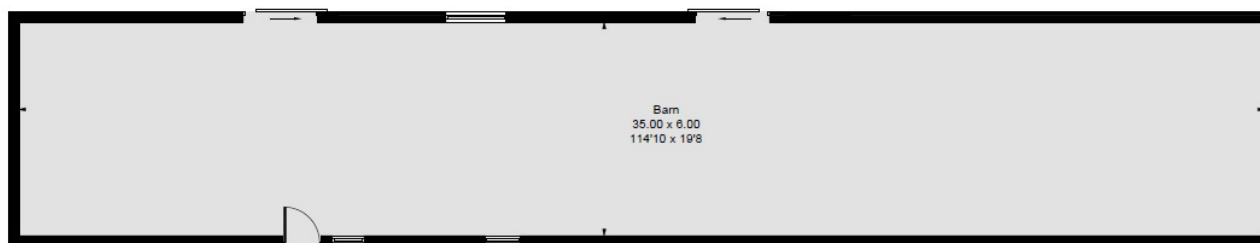
### Nearby Schools

- Manningtree High School
- Colchester Royal Grammar School
- St Mary's School, Colchester
- Royal Hospital School, Ipswich



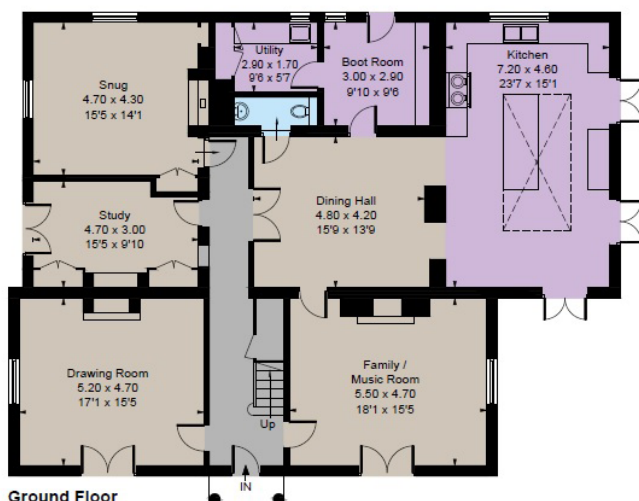




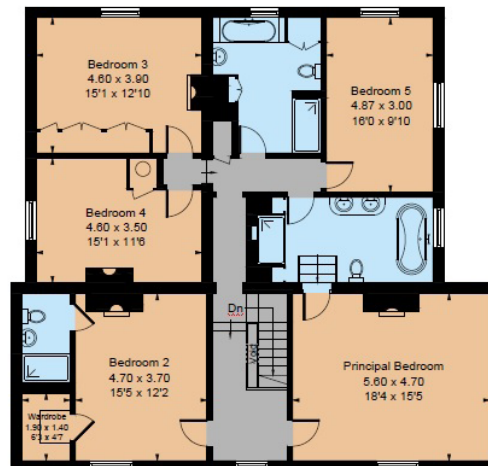


(Not Shown In Actual Location / Orientation)

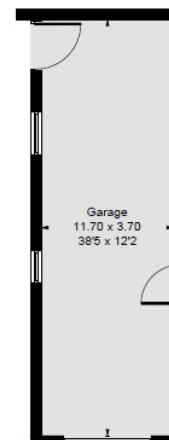
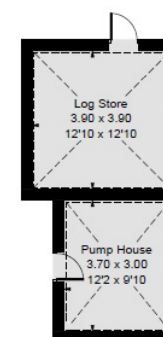
#### Outbuildings



Ground Floor



First Floor



## Floorplans

House internal area 3,618sq ft (336.1 sq m)  
Garage internal area 475 sq ft (44.1 sq m)  
Outbuildings internal area 2,568 sq ft (236.6 sq m)  
Total internal area 6,661 sq ft (618.8 sq m)  
For identification purposes only.

## Directions

C07 7LR

what3words: ///octopus.proposals.arise

## General

Local Authority: Tendring District Council

Services: All mains services connected. gas central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: C

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 purchase.

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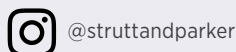
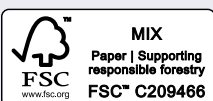
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## Chelmsford

Coval Hall, Rainsford Road, Chelmsford CM1 2QF

**01245 254600**

[chelmsford@struttandparker.com](mailto:chelmsford@struttandparker.com)  
[struttandparker.com](http://struttandparker.com)



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