












# Heath End

Ardleigh, Colchester, Essex



An impressive, architecturally-designed home, with stunning contemporary features set in a popular village location.

Architecturally-designed and flooded with plenty of natural light, Heath End is a contemporary home, offering incredibly flexible living space with views over countryside to the rear, set in tranquil gardens and grounds in the picturesque village of Ardleigh, to the edge of the Dedham Vale.

 <b>3 RECEPTION ROOMS</b>	 <b>3 BEDROOMS</b>	 <b>3 BATHROOMS</b>
 <b>GARAGE</b>	 <b>0.3 ACRES</b>	 <b>FREEHOLD</b>
 <b>RURAL VILLAGE</b>	 <b>3,109 - 4,063 SQ FT</b>	 <b>OFFERS OVER £1,000,000</b>



The property

Heath End is a detached contemporary home offering versatile accommodation arranged over three floors, steered towards accessibility with future-proofing in mind. Thoughtfully designed to maximise natural light and with far-reaching rural views, the property features well-proportioned interiors with plenty of flexibility, ideal for both everyday living and entertaining.

The front door opens into an entrance hallway, which in turn leads into the main living level complete with stunning herringbone parquet floor throughout. Having been cleverly designed, the main living spaces can be easily opened up into an expansive entertaining area, or closed into separate rooms with ease utilising neatly concealed pocket doors. At the heart of the home, the dining room is positioned between the drawing room and kitchen, and benefits from double height ceilings with windows above that draw in additional light with sliding door opening onto the rear balcony. The kitchen is fitted with a central island, integrated appliances, and an Aga, and

provides access to the front terrace. The drawing room features a wood-burning stove set within a minimalist surround and also benefits from double height ceiling as well as a full height picture window to the front elevation; additional doors open onto the front terrace. A triple aspect sitting room with feature gas-fired stove, offers additional space in which to relax, with an adjacent cloakroom.

The first floor comprises two double bedrooms with vaulted ceilings, both with en suite shower rooms. The principal bedroom also benefits from a separate dressing room with fitted wardrobes.

A secondary entrance is located on the lower ground floor, leading into a tiled reception hall. A generous-sized bedroom is currently utilised as a study, with an adjacent shower room. However, the space could be split into two allowing for a further additional bedroom. A utility room with store and integral garage completes this level.





## Outside

The property is set back behind hedging and accessed via a gated entrance that opens onto a generous tarmac driveway. The driveway provides ample parking and leads to a double carport and adjoining garage on the lower ground floor. To the rear, the garden is mainly laid to lawn and enclosed by timber fencing and established trees. Space for outdoor dining is provided by a rear aspect balcony accessed from the ground floor, as well as the front aspect terrace. A raised planting bed borders one side, and the garden enjoys open views across surrounding countryside.

## Location

The property is located in the popular village of Ardleigh, a village bordering the southern edge of the Dedham Vale Area of Outstanding Natural Beauty, within easy reach of Colchester and Manningtree.

Ardleigh provides everyday amenities including a post office, convenience store and primary school, while nearby Dedham offers cafés, galleries and access to scenic countryside and walking routes. Colchester to the south, offers a wide range of shopping, dining and leisure facilities, along with regular rail services to London Liverpool Street. Manningtree station also provides direct services into London. The area is well served by road links, with the A12 easily accessible for routes toward Chelmsford, Ipswich and the M25. Stansted Airport is approximately 38 miles west.



## Distances

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

## Nearby Stations

- Manningtree - mainline
- Colchester - mainline

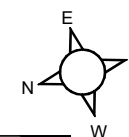
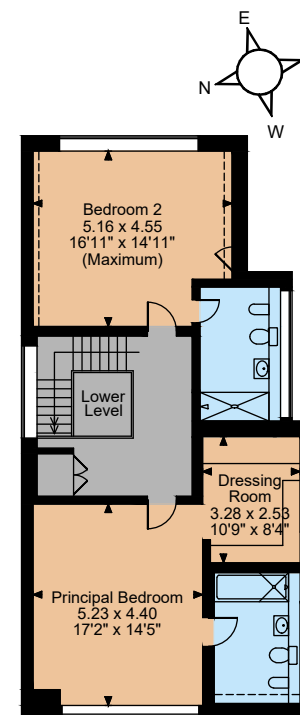
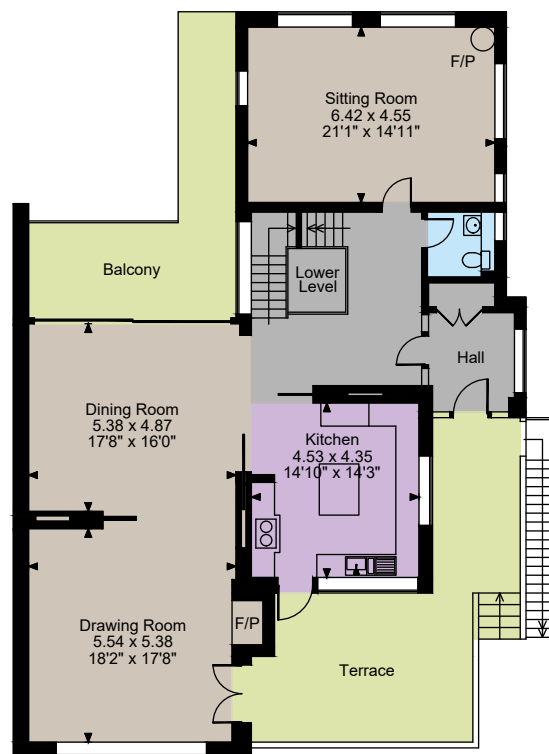
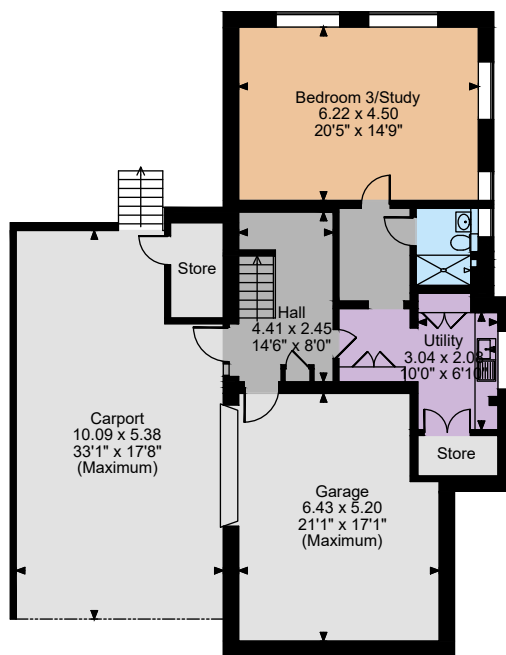
## Key Locations

- Beth Chatto Gardens
- Colchester Castle
- Dedham Vale
- Flatford Mill

## Nearby Schools

- Manningtree High School
- Colchester Royal Grammar School
- St Mary's School





## Floorplans

Main House internal area 3,109 sq ft (289 sq m)  
 Garage and Carport internal area 954 sq ft (89 sq m)  
 Balcony external area = 372 sq ft (35 sq m)  
 Total internal area 4,063 sq ft (377 sq m)  
 For identification purposes only.

## Directions

C07 7QB  
 what3words: ///ozone.helpfully.consoles - brings you to the driveway

## General

**Local Authority:** Tendring District Council  
**Services:** Heating provided by air-source heat pump. All other mains services are connected.  
**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>  
**Council Tax:** Band F  
**EPC Rating:** C

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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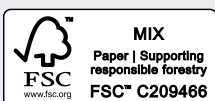
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