



- Nestled In The Most Private Picturesque Position
- Well Maintained Detached Residence
- Occupying A Favorable Plot & Generous Rear Garden
- Ample Off Road Parking & Double Garage
- Versatile Accommodation Over Two Floors
- A Full Variety Of Outbuildings & Work Shops
- En Suite & Walk Through Dressing Room
- Four Sizeable Reception Rooms
- A Truly Impressive Plot Approaching Half An Acre
- A Tranquil & Rural Setting Perfect For An Equestrian Facility

## Duncannons, Bromley Road, Ardleigh, Colchester, Essex. CO7 7SF.

Nestled in a delightful tranquil position on the outskirts of Colchester, benefitting from rural surroundings lies this well established four bedroom detached house. Having been restored and much improved over the years, the owners have truly cherished this immaculate home, boasting an abundance of key features and period design throughout, this beautiful home includes four large reception rooms, a large master bedroom with an adjoining walk in wardrobe and modern En suite shower room. For equestrian fanatics alike, occupying on a large half an acre plot, the grounds of this wonderful home are truly not to be missed, with a wealth of space, outbuildings and work shops.





# Property Details.

## Ground Floor

### Entrance Porch

13' 3" x 5' 7" (4.04m x 1.7m) UPVC entrance door, UPVC windows to side and front aspect, tiled floor throughout.

### Hallway

Large walk in airing cupboard, radiator, stairs to first floor, under stairs storage cupboard.

### Cloakroom

Low level WC, wash hand basin, heated towel rail, double glazed window to front, extractor fan.

### Utility Room

9' 0" x 7' 8" (2.74m x 2.34m) UPVC window to front aspect, plumbing for automatic washing machine and vent for tumble dryer, butler sink set in oak worktop, full height storage cupboard.

### Living Room



21' 10" x 13' 0" (6.65m x 3.96m) UPVC French doors leading to rear garden, UPVC window to front and side aspect, underfloor heating.

### Dining Room



14' 0" x 13' 0" (4.27m x 3.96m) UPVC window to rear aspect, radiator.

### Study

13' 0" x 13' 0" (3.96m x 3.96m) UPVC window to rear aspect, radiator, two fitted pine shelving units.

### Kitchen/Breakfast Bar Area



22' 2" x 13' 8" (6.76m x 4.17m) UPVC window to front and side aspect, walk in larder, sink unit with mixer tap above, grey speckled laminate worktops with range of grey cupboards and drawers below, induction hob, extractor hood, double electric oven, breakfast bar, open plan to breakfast area, two radiators, double glazed French doors to garden room.

### Garden Room

11' 0" x 9' 6" (3.35m x 2.9m) UPVC windows,, timber and glazed door to rear garden.

### Side Lobby Entrance

UPVC entrance door to front, tiled flooring.

## First Floor

### Landing

Large UPVC window to front aspect.

### Master Bedroom



13' 10" x 13' 2" (4.22m x 4.01m) UPVC window to rear aspect, radiator.

# Property Details.

## Dressing Room

8' 0" x 6' 10" (2.44m x 2.08m) Radiator, loft access, large walk-in cupboard.

## En-Suite Shower Room



12' 6" x 5' 2" (3.81m x 1.57m) UPVC window to side aspect, wash hand basin, vanity unit with grey marble effect top and splashback, low level WC, fully tiled and enclosed shower cubicle, further matching fitted storage unit, chrome heated towel rail, extractor fan.

## Bedroom Two



13' 10" x 13' 2" (4.22m x 4.01m) UPVC window to rear aspect, radiator.

## Bedroom Three

13' 6" x 13' 2" (4.11m x 4.01m) UPVC window to front aspect, radiator, access to loft.

## Bedroom Four

13' 6" x 9' 4" (4.11m x 2.84m) UPVC window to rear aspect, radiator.

## Family Bathroom



9' 0" x 7' 7" (2.74m x 2.31m) Low level WC, wash hand basin, vanity unit, panel bath with shower attachment above, shower screen, chrome heated towel rail, extractor fan, part tiled walls, double glazed frosted window to front aspect.

## Shower Room

7' 10" x 6' 0" (2.39m x 1.83m) Low level WC, wash hand basin, fully tiled and enclosed shower, heated towel rail, extractor fan, frosted double glazed window to front.

## Outbuildings & Workshops



Cart Lodge 28' 3" x 14' 0" (8.61m x 4.27m)

Double Garage 23' 6" x 16' 0" (7.16m x 4.88m)

Garden Store 13' 8" x 8' 6" (4.17m x 2.59m)

Workshop 14' 0" x 10' 10" (4.27m x 3.3m)

Wood Store 13' 10" x 5' 10" (4.22m x 1.78m)

Storage Room 13' 0" x 11' 5" (3.96m x 3.48m)

Open Storage Building / Work Shop 22' 4" x 14' 0" (6.81m x 4.27m)

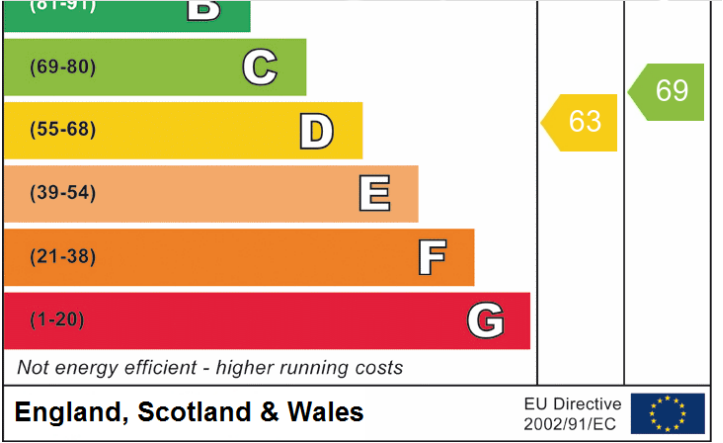
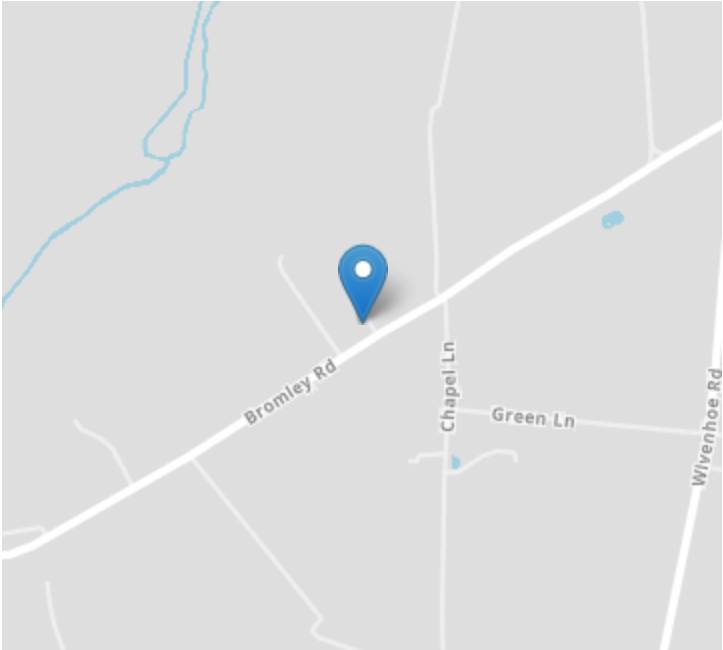


# Property Details.

## Floorplans



## Location



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.