



- Ardleigh, Constable Country, A North Essex Village
- Substantial Four Bedroom Detached Semi-Rural Home
- 3200 Sqft. Of Accommodation
- Boasts Generous Frontage & Off Road Parking
- Double Garage With Full Power
- Family Bathroom, En-Suite & Downstairs Cloak Room
- Reconfigured & Redesigned With Contemporary Finishes
- Boasting A Scenic Plot & Mature Gardens
- New Roof Fitted In 2021
- Gas Central Heating Installed By The Current Owners

## Copeland, John de Bois Hill, Ardleigh, Colchester, Essex. CO7 7PJ.

Copeland, an imposing and charming four bedroom detached residence occupies the most impressive of plots and exceeds just over 3000 SQFT of generous accommodation, whilst boasting an exceptional two thirds of an acre plot. Positioned on the cusp of the quaint and much requested village of Ardleigh, to the North of Colchester, this established home offers a wealth of space throughout. A truly magnificent detached four bedroom property originally constructed around the early 1950's set back from the road enclosed by mature hedgerow with beautiful gardens extending to around two thirds of an acre, secluded with countryside views.





# Property Details.

## Ground Floor

### Entrance Hallway

16' 0" x 7' 5" (4.88m x 2.26m) UPVC entrance door to hallway, engineered solid oak wood flooring throughout, which has recently been laid by the current sellers, column radiators, stairs leading to first floor, door leading to:

### Cloakroom

5' 9" x 4' 1" (1.75m x 1.24m) Recently reconfigured and redesigned by the current owners, fully tiled walls and flooring, low level W.C, vanity wash unit with inset storage, obscured window to rear aspect.

### Living Room



19' 10" x 12' 5" (6.05m x 3.78m) Dual aspect UPVC windows to front, side and rear aspects, engineered oak wood flooring, column radiator, oil fired log burner with cobblestone surround, French doors leading into:

### Conservatory



23' 3" x 18' 3" (7.09m x 5.56m) Dwarf brick built with UPVC French doors to rear, wood flooring, archway to:

## Kitchen



16' 11" x 15' 9" (4.83m x 2.74m) Full range of eye level high specification units, cupboards and marble work surfaces, tiled flooring throughout, butler sink, glass cabinets with underlighting, tiled splash back, integrated appliances, island to centre, utilised as a breakfast bar area, vaulted ceilings with Velux windows, spot lighting, solid oak doors, open arch way into:

## Dining Room



13' 0" x 11' 3" (3.96m x 3.43m) UPVC windows to front aspect, tiled flooring, column radiator, oil fired log burner, inset wall shelving.

## Utility Room

11' 8" x 5' 7" (3.56m x 1.70m) UPVC door to courtyard area, tiled flooring, butler sink unit, space for appliances, range of work surfaces, UPVC windows to side aspect.

## Shower Room

9' 9" x 8' 6" (2.97m x 2.59m) Floor to ceiling tiles, UPVC windows to front aspect, column radiator, double shower cubicle with glass screen/sliding door, low level W.C, vanity wash basin with under storage, spot lighting, extractor fan.

# Property Details.

## Study/Office

25' 6" x 9' 1" (7.77m x 2.77m) Forming as part of the previous garage conversion, the owners have meticulously designed and converted this room into a beautiful study/office area, comprising of UPVC windows to front and side aspect, French doors leading out to garden area, solid engineered oak flooring, spot lighting, radiator.

## First Floor Accommodation

### Landing

Access to loft hatch, UPVC window to side aspect, airing cupboard housing water cylinder, duel stair cases leading to:

### Master bedroom



14' 10" x 12' 5" (4.52m x 3.78m) UPVC window to front and side aspect, space for wardrobes, radiator, built in wardrobes, door leading to:

### En Suite

Contemporary shower room, mosaic style tiled flooring, low level W.C, butler style vanity unit with under storage, UPVC window to rear aspect, double shower cubicle with sliding door, extractor fan.

### Bedroom Two

11' 3" x 10' 2" (3.43m x 3.10m) UPVC window to side aspect, radiator.

### Bedroom Three



11' 3" x 10' 2" (3.43m x 3.10m) UPVC window to side and rear aspect, radiator.

### Bedroom Four

9' 7" x 7' 5" (2.92m x 2.26m) UPVC window to rear aspect, radiator.

### Bathroom

7' 10" x 9' 6" (2.39m x 2.90m) Fully tiled walls and flooring, panelled bath with shower attached with glass screen, low level W.C, vanity wash unit, column radiator, obscured UPVC windows to side aspect.

## Outside, Garden & Grounds.



As previously mentioned Copelands is set back from John De Bois Hill, screened by mature hedgerow with a gravel driveway providing ample parking space for numerous vehicles, boat and caravan.

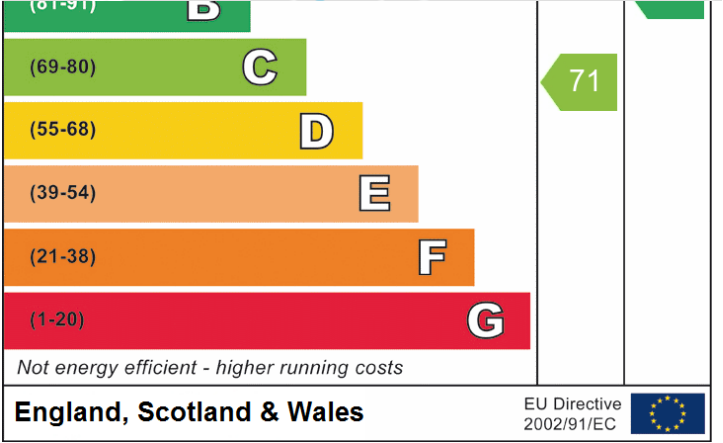
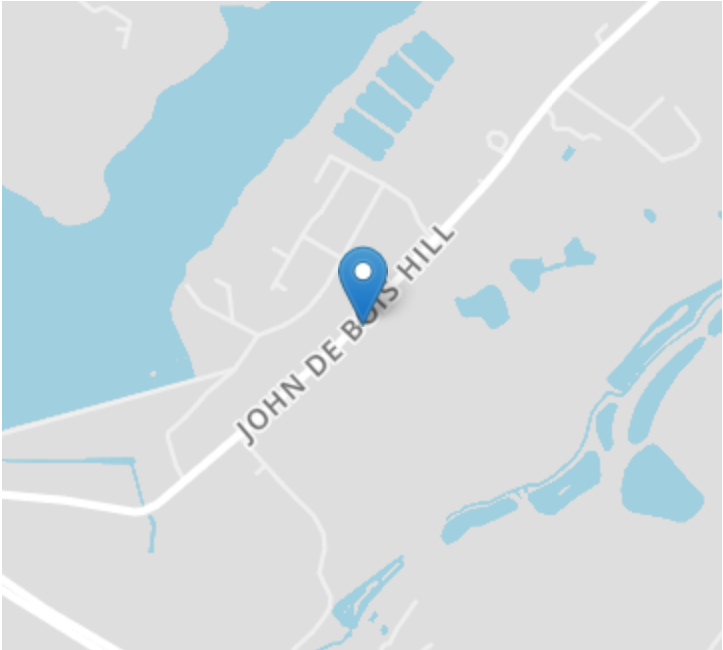
There is a good sized double garage and substantial timber work shed. There is a large expanse of lawn with a number of mature trees including apple, pear, birch and pine. There is a pleasant circular patio/seating area, water feature and the garden offers a high degree of seclusion with lovely countryside views, with the overall grounds extending to around two thirds of an acre.

# 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.