



- Approaching 10,000 Sqft (Circa.) Of Internal Accommodation
- Boasting A Scenic Plot Of Approximately 16 Acres
- Overlooking Ardleigh Reservoir
- Six Bedroom Residence
- Eight Bathrooms
- Four Self-Contained Annexes
- A Reimagined Barn & Entertainment Complex
- Heated Pool House & Outdoor Kitchen
- Multi-Use Court, Five-A-Side Pitch, Shooting Lodge
- Meticulously Landscaped Gardens

## Hill House Farm, Lodge Lane, Ardleigh, Colchester, Essex. CO7 7RD.

A calibre of property like no other. Arguably set to be one of Colchester's most prestigious, iconic and breath-taking residences to have ever graced the open market, 'Hill House Farm' is a magnificent country estate offering expansive, luxurious accommodation beyond belief. Boasting an impressive circa 10,000 sqft of internal accommodation and occupying the most scenic of plots, measuring in the region of an impressive 16 acres, it offers rural living all whilst being moments from Colchester's vibrant lifestyle and surroundings.



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Residing on the first floor are four exceptional bedrooms. The principal suite features an impressive walk-in wardrobe, a lavish en-suite bathroom and balcony with glass balustrades with unrestricted countryside views. Two further en-suites compliment two further bedrooms, with a cleverly designed corner shower in another - ensuring all guest rooms are complete with their own bathroom facilities. The second floor is home to two additional double bedrooms, currently utilised as children's playrooms.

Internal secure coded doors provide access to the pool house, housing it's very own changing area with a tiled shower suite, hand dryers and vanity basins. Accessible from the pool house, is 'The Barn' - A true focal point of this spectacular residence and the simply ultimate entertainment space. Completely restored with charming exposed timbers, it features a fully equipped commercial grade bar (connected to its own brewery), dance floor with a state-of-the-art entertainment system, mezzanine floor and so much more.

Further highlights include; four self-contained annexes, two handcrafted cabanas, a five-a-side football pitch, multi-use court, alpaca farm, shooting lodge, a resin bonded seating area with canopy over, a meticulously landscaped walled garden serviced by a fully equipped outdoor kitchen, further W.C facilities and children's adventure play park.

A residence that can only be appreciated in its entirety upon closer inspection, viewings at Hill House are strictly by appointment only and client registration.

# Property Details.

