



- Guide Price £800,000 - £900,000
- Equestrian Facilities
- Approaching Over 4 Acres
- 1700sqft House
- Lots Of Potential
- Superb Plot
- Several Paddocks And Stables
- Rural Location
- Viewings Highly Recommended

17 Coggeshall Road, Ardleigh, Colchester, Essex. CO7 7LP.

A brilliant opportunity for any horse enthusiast looking to purchase a property which offers equestrian facilities on site. Approached by a private drive this four bedroom home resides on a generous plot of over 4 acres which includes several paddocks, stables and tac room with further potential available. Located within the highly desirable village of Ardleigh to the North/East of Colchester this property offers brilliant access to further nearby villages, the A12 and the Colchester Town Centre. The property itself boasts accommodation of over 1700sqft with two reception rooms, a large kitchen, four bedrooms, conservatory and a family bathroom.



Property Details.

Ground Floor

Entrance Porch

7' 4" x 5' 3" (2.24m x 1.60m) With window to double aspect, wooden door to side, wood floor, door to;

Living Room



18' 11" x 15' 1" (5.77m x 4.60m) With two windows to front, radiator, wood floor, TV point, doors to;

Snug

19' 0" x 8' 4" (5.79m x 2.54m) With window to rear, radiator, wood floor. (currently used as a gymnasium.)

Dining Room



15' 9" x 12' 2" (4.80m x 3.71m) With window to front, radiator, wood floor, stairs to first floor.

Kitchen



15' 8" x 11' 7" (4.78m x 3.53m) With window to front, patio doors to conservatory, range of wood units with drawers and worktops over, inset sink, space for kitchen appliances.

Conservatory

With patio doors to garden.

Lobby

With doors to;

WC/Shower Room

With window to rear, close coupled WC, wash hand basin, shower cubicle.

First Floor

Landing

With doors to;

Bedroom One



16' 11" x 12' 8" (5.16m x 3.86m) With window to front and side, radiator.

Property Details.

Bedroom Two



16' 10" x 10' 5" (5.13m x 3.17m) With window to rear and side, radiator.

Bedroom Three

10' 6" x 9' 1" (3.20m x 2.77m) With window to front, radiator.

Bedroom Four

11' 11" x 7' 10" (3.63m x 2.39m) With window to front, radiator.

Bathroom



With window to rear, radiator, low level WC, jacuzzi bath, wash hand basin, part tiled.

Outside

Gardens



The property is approached by a private driveway which leads to the side of the home. To the side there is a generous area which is used for parking for several cars. From here there is access to one of the paddocks to the right hand side through five bar gates, whilst a further gate to the rear leads through to the stables. Beyond the stables there is two further paddocks.

Stables And Tac Room

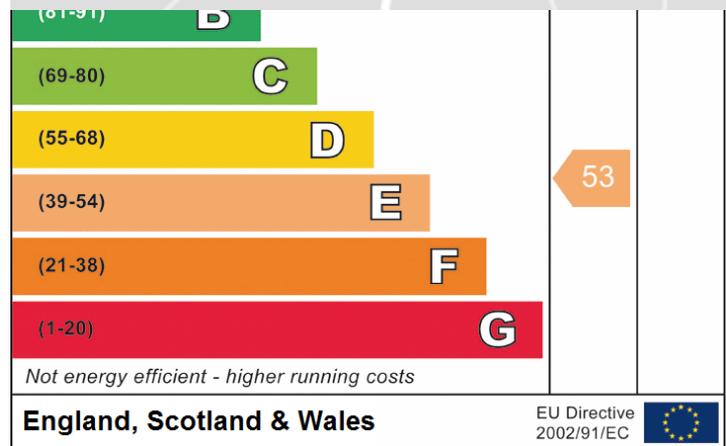
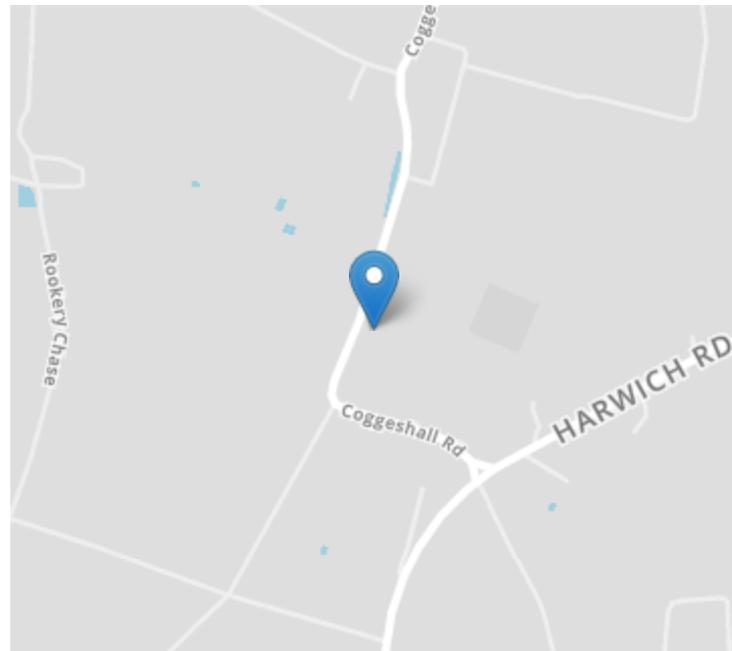


Currently on the plot there is three stables which measure 16ft x 10ft and eight further stables which measures 12ft x 12ft. The property also has a tac room and a large storage shed.

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.