



**BOUNDS FARM**  
ARDLEIGH, NR COLCHESTER, ESSEX

**JACKSON-STOPS** 

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**BOUNDS FARM**  
**ARDLEIGH, NR COLCHESTER, ESSEX CO7 7LZ**

TOTAL APPROX. FLOOR AREA 4,111 SQ FT / 382 SQ M

An attractive Grade II Listed Farmhouse in gardens and grounds approaching 6 acres



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**DISTANCES**

- Ardleigh - 2 miles
- Lawford - 2 miles
- Manningtree - 3 miles (London Liverpool Street Station 55 mins)
- Colchester - 8 miles

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**FEATURES**

- Handsome Grade II Listed farmhouse
- Hall, drawing room, dining room, snug & study
- Kitchen/breakfast room & utility room
- Principal bedroom with dressing room & en suite
- 5 further bedrooms & 2 further bathrooms
- Tennis court
- Stables
- 2 bay cart lodge
- Dog Kennel
- Former Granary
- Stunning gardens & grounds of about 6 acres

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**Guide Price: £1,200,000**



## THE PROPERTY

Bounds Farm is an attractive Grade II Listed farmhouse dating back from the 17<sup>th</sup> Century with a handsome façade under a tiled roofline with accommodation arranged over three floors extending to approximately 4,111 sq ft.

Of note are the dining room and drawing room, both with wood burners with the drawing room having French doors out to the hall and outside to the garden. The ground floor also comprises a fantastic kitchen/breakfast/family room and utility room, inner hall, snug, study and staircase hall.

There are two independent staircases to the first floor with the staircase hall (with built in bookcase) leading to a landing area with access to the principal bedroom, dressing room and en suite. This floor also has an additional two bedrooms and a family bathroom, whilst off the inner landing there is a narrow staircase giving access to three further bedrooms and a bathroom.

The property was extended back in 2008 and provides a fantastic very comfortable family home.



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## OUTSIDE

Bounds Farm is approached over a gravel driveway with ample parking for several cars. From here access is given to the two-bay cart lodge, former granary, stable and a useful hard standing area for additional parking. The gardens and grounds at Bounds Farm are a tremendous feature and can be found at the rear and the side of the property and are currently laid to lawn with a mixture of mature trees and plants. There is also a partially walled garden with an array of flowering herbaceous borders with wonderful colours during the spring and summer months. There is also an orchard area, tennis court and field. A further range of former piggeries can be found on the northern boundary and could, subject to any necessary planning, provide additional accommodation. The gardens and grounds at Bounds Farm are a true delight and must be seen to be appreciated.

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## LOCATION

Bounds Farm is situated down a single-track lane between the villages of Ardleigh and Lawford. It is a popular area with good primary and secondary schools nearby and approximately three miles from Manningtree town centre with its bustling town centre offering a variety of facilities including public houses, restaurants, bank, library, Tesco Express, Co-op convenient stores for day-to-day needs. The main line railway station is approximately three miles away and offers direct links into London Liverpool Street Station.

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## AGENT'S NOTE

The field opposite Bounds Farm has been earmarked for a large substation which will be used in conjunction with the Norwich to Tilbury pylon route. Viewers advised to make own enquires prior to viewing.



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## PROPERTY INFORMATION

**Directions:** CO7 7LZ

**What3words:** community.woke.sharpened

**Services:** Mains water, electricity & drainage are connected. Oil-fired central heating.

**Mobile:** Ofcom reports major providers likely at the property.

**Broadband:** Ofcom reports ultrafast broadband is available at the property.

**Council Tax:** Band G. Tendring District Council.

**Tenure:** Freehold with vacant possession at completion.

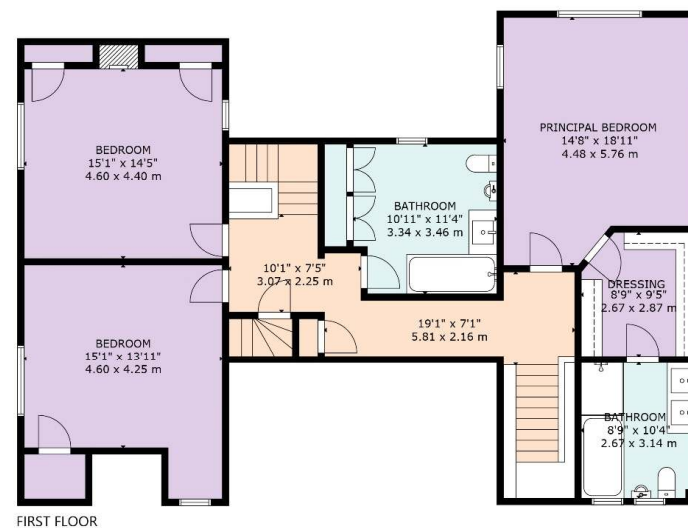
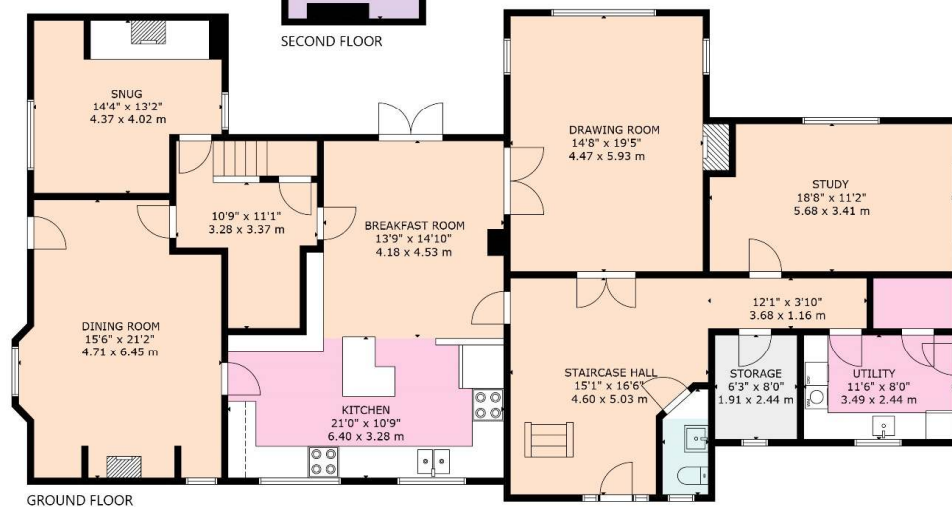
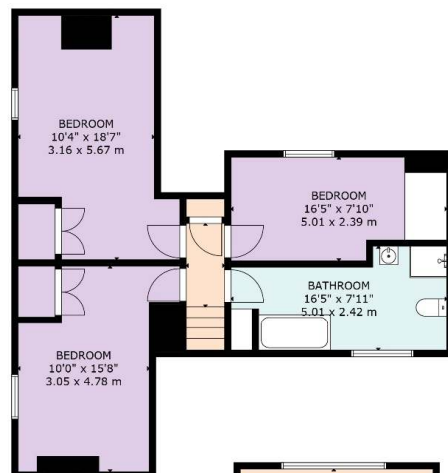
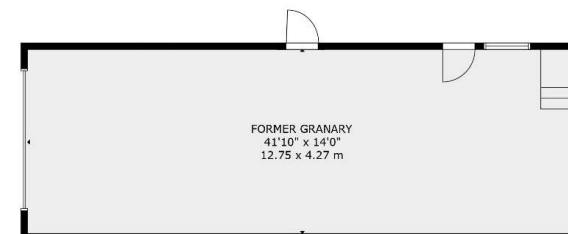
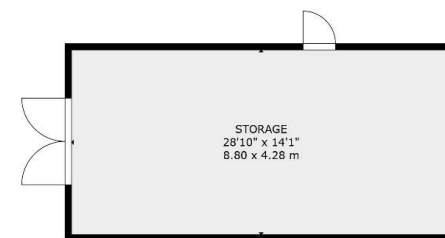
**Fixtures and Fittings:** Items regarded as fixtures and fittings, including carpets and curtains, are initially excluded from the sale, although certain items may be available by separate negotiation.

**Viewings:** By appointment with Jackson-Stops  
Tel. 01473 218218.



# BOUNDS FARM, ARDLEIGH

Total Approximate Internal Area Main House: 382m sq/ 4111 sq ft



EXCLUDED AREAS: STORAGE: 38 m<sup>2</sup>/406 sq ft, GARAGE: 54 m<sup>2</sup>/586 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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rightmove



JACKSON-STOPS



PROPERTY EXPERTS SINCE 1910