



# An Exceptional Home Blending Countryside Charm with Modern Luxury

## A Secluded Setting in a Coveted Village

Tucked away in the heart of the picturesque and highly sought-after village of Dedham, this exceptional lifestyle residence offers a rare blend of rural tranquillity and refined modern living. Set within a beautifully secluded, tree-lined plot approaching an acre, the property promises peace, privacy, and an exceptional quality of life.

## A Grand and Welcoming Approach

As you enter through the horseshoe-shaped, electrically gated driveway, you're immediately welcomed into an atmosphere of understated luxury. The expansive grounds provide ample parking and lead to a detached double garage with electric doors. Above the garage, a fully equipped gym creates a private wellness sanctuary, ideal for fitness enthusiasts or those seeking a space to unwind.

## Elegant Living Spaces

Inside, the home has been meticulously enhanced to create a harmonious flow of comfort, warmth, and character. A welcoming reception hall introduces the ground floor living spaces, including a charming sitting room with a traditional inglenook fireplace, a cosy snug for relaxed evenings, a convenient cloakroom, and a staircase leading to the striking first-floor galleried landing.

## A Kitchen Made for Living and Entertaining

The heart of the home is the beautifully crafted kitchen and dining area—designed by “Orwells” and built to impress. This luxurious space is fitted with top-of-the-line “Sub Zero” and “Wolf” appliances, a large central island, granite work surfaces, an integrated dishwasher, and not one but two wine coolers. A separate utility space offers additional storage and functionality. Flowing seamlessly from the dining space is a stunning French oak garden room, featuring a lantern roof that fills the area with natural light and brings the outdoors in—perfect for hosting or relaxing in style.

## Elegant Bedroom Accommodation

Upstairs, a sweeping galleried landing leads to five individually styled and well-appointed bedrooms. The principal suite offers a calming retreat, complete with a bespoke limestone en-suite bathroom by Albion. Each bedroom is thoughtfully designed for comfort and tranquillity, while the family bathroom by Albion continues the home’s theme of timeless luxury and impeccable finish.

## Extensive Grounds and Versatile Outbuildings

The spectacular rear garden stretches approximately 400 feet and provides a haven of green space bordered by mature trees and landscaped areas. Within the grounds, a detached storage building and a tractor barn offer practical storage solutions, a studio/hobby room, while the show-stopping party barn adds an entirely new dimension to the property. With its vaulted ceiling, underfloor heating, and a high-end Albion shower room, this impressive space is ideal for entertaining, use as a self-contained annexe, or as a truly inspirational home office.

## Refined Features for Modern Living

Every detail in this exceptional home has been carefully curated to combine comfort with quality. Underfloor heating runs throughout the ground floor, while an integrated sound system and generous 38ft loft room offer convenience and modern functionality. The craftsmanship and finish throughout the property reflect a clear commitment to excellence.



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- A wide-angle photograph of a modern kitchen and dining area. The kitchen features a large island with a curved front and a light-colored countertop. The island has a blue-painted base and is surrounded by wooden bar stools. To the left of the island is a stainless steel range hood and a large oven. A window above the sink provides a view of the outdoors. The ceiling is white with recessed lighting and three white pendant lights hang over the island. The floor is made of large, light-colored tiles. In the background, a dining table with chairs is visible, along with a large television mounted on the wall.
- SUBSTANTIAL DETACHED HOME
  - SET WITHIN A SECLUDED PLOT APPROACHING 1 ACRE
  - SOUGHT AFTER VILLAGE LOCATION
  - OVER 4500 SQ FT OF ACCOMMODATION
  - DETACHED PARTY BARN WITH EN-SUITE SHOWER ROOM
  - BESPOKE ORWELLS KITCHEN WITH SUB ZERO APPLIANCES
  - DETACHED DOUBLE GARAGE WITH GYM ABOVE
  - LOCATED IN DEDHAM VALE - AN AREA OF OUTSTANDING NATURAL BEAUTY
  - VIEWING ESSENTIAL TO APPRECIATE THE FULL EXTENT OF ACCOMMODATION
  - EASY ACCESS TO COLCHESTER, IPSWICH & LONDON VIA A12 & MANNINGTREE MAINLINE STATION

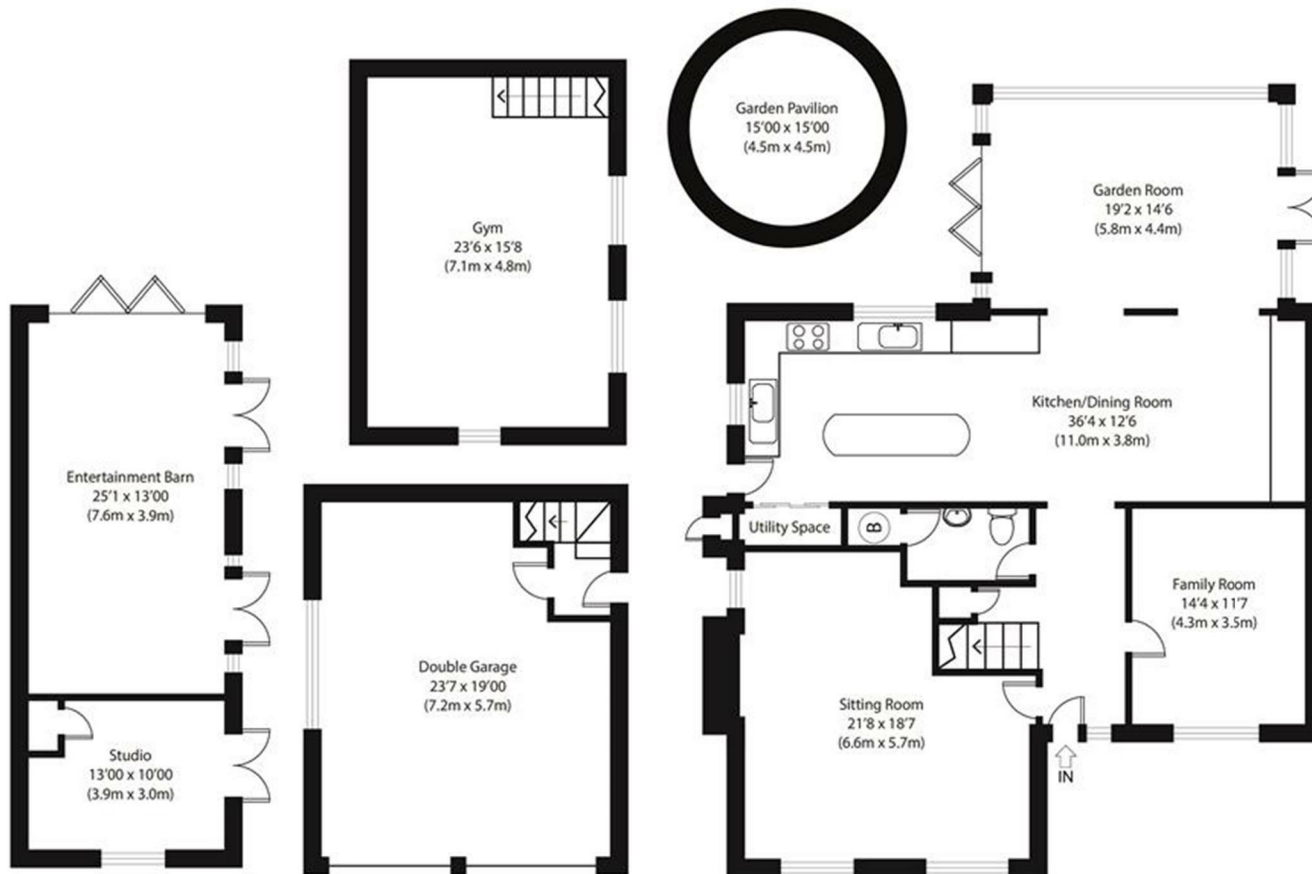




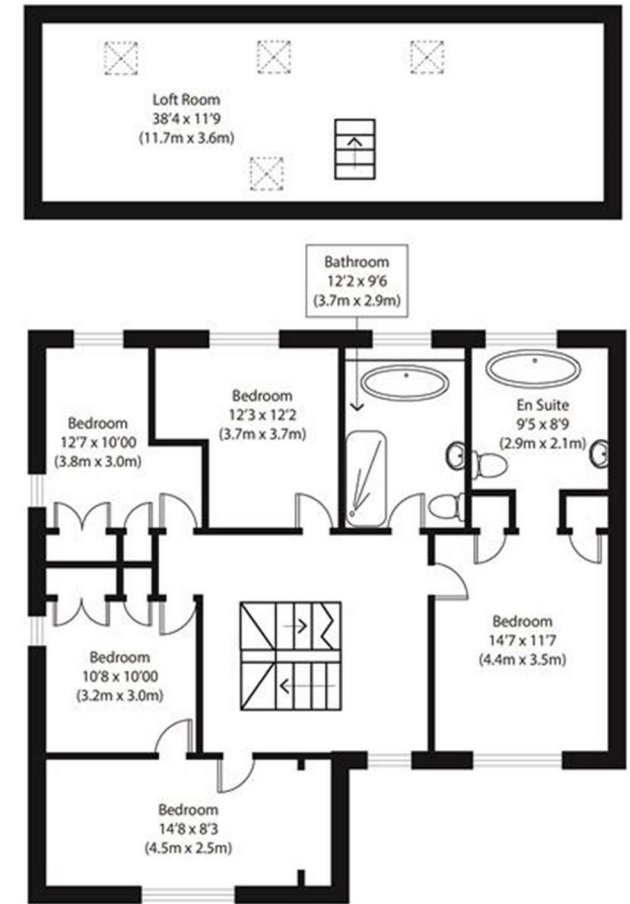


Approximate Gross Internal Area  
Main House 3235 sq ft (301 sq m)  
Outbuildings 1550 sq ft (144 sq m)  
Total 4785 sq ft (445 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk

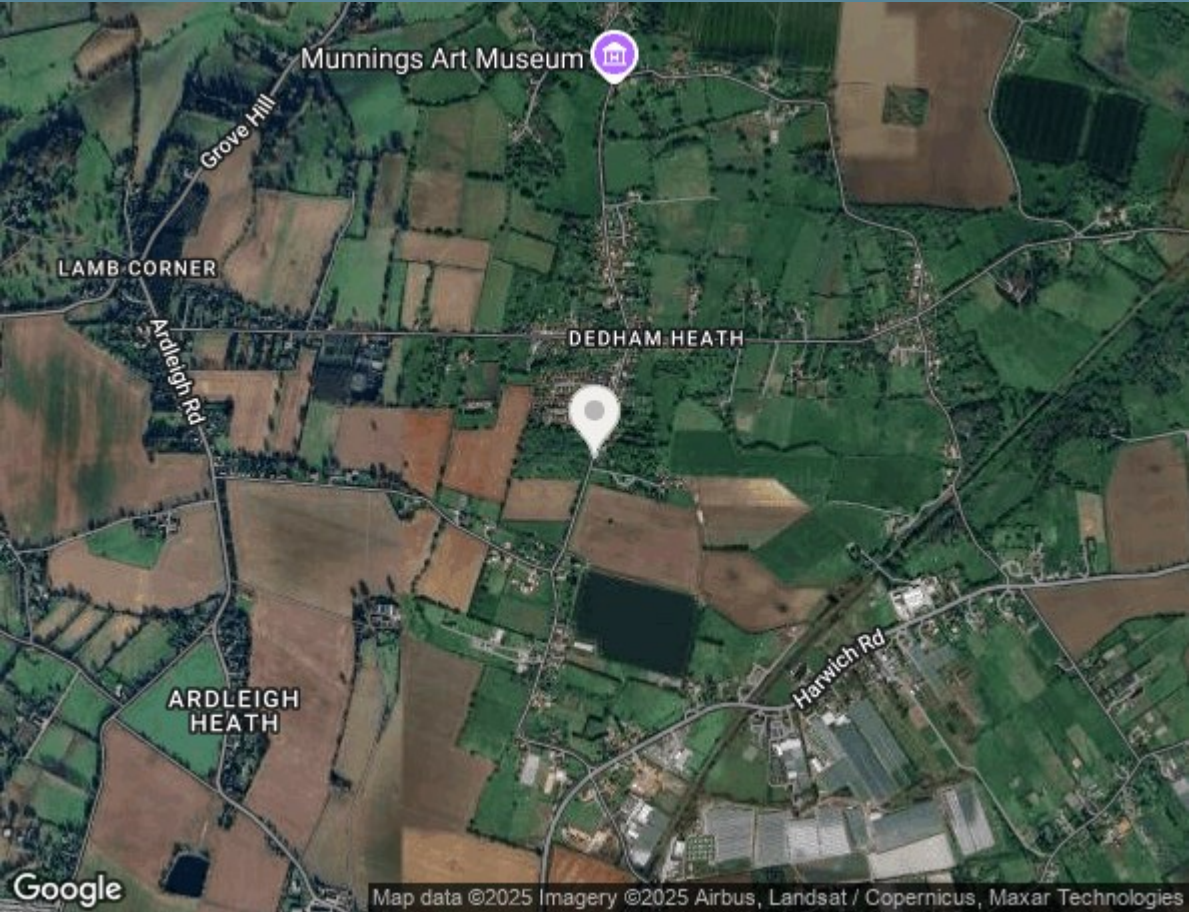


Ground Floor



First Floor

Location Map



A Rare Opportunity in a Coveted Setting

This exquisite home offers a rare opportunity to enjoy the charm and community of Dedham village, enhanced by luxurious living spaces and expansive natural surroundings. Whether you’re seeking a peaceful retreat, a space to entertain, or simply a refined lifestyle in one of the region’s most desirable locations, this residence delivers it all—elegantly and effortlessly.

LOCATION:

Situated in the tranquil yet accessible village of Dedham, this property offers the perfect sanctuary for families seeking the ultimate countryside retreat, without sacrificing convenience and accessibility to local amenities and the cultural charm of the Essex/Suffolk borders.

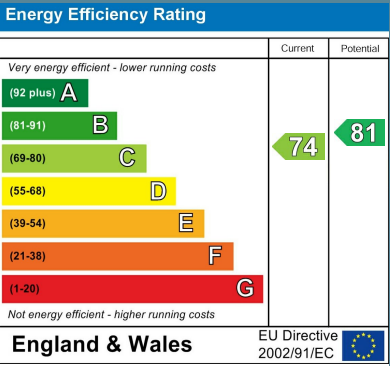
The attractive village of Dedham is situated in the Dedham Vale National Landscape formerly AONB in the heart of Constable country on the Essex/Suffolk Borders. Colchester is some (6 miles) and Ipswich some (7 miles) away. The village is formed from several exceptional period buildings and provides good local shopping facilities including a small supermarket, renowned restaurants and a number of public houses. The village benefits from a sought-after primary school and further schooling in both the private and state sector is easily accessible with Littlegarth at Nayland, Holmewood House just outside Colchester and Orwell Park to the east of Ipswich. Dedham is positioned mid way between Ipswich, the county town of Suffolk and Colchester City which is reputed to be the oldest Roman town in England.

There is ready access to the A12 and the commuter can take advantage of train services to London’s Liverpool Street Station from either Manningtree or Colchester. Train times from Colchester to London Liverpool Street are from 50 minutes

Important Information:

- Tenure - Freehold
- Council Tax Band - E
- Services - Mains Gas, Electric, Mains Water & Drainage
- Heating - Radiators and part underfloor
- Mobile Coverage Indoor: All networks are limited
- Broadband: Ultrafast broadband is available at this address

Energy Performance Graph      Viewing



Please contact our Manningtree Office if you wish to arrange a viewing appointment for this property or require further information.

Chamberlain Phillips Property Agents - Tel: 01206 646479  
6 Dairy Barn Mews, Summers Park, Lawford, Manningtree, Essex, CO11 2BZ  
Email: [info@chamberlainphillips.co.uk](mailto:info@chamberlainphillips.co.uk)  
[www.chamberlainphillips.co.uk](http://www.chamberlainphillips.co.uk)

Disclaimer:

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