



**2 Frog Meadow  
Dedham, Essex**

**DAVID  
BURR**



# 2 Frog Meadow, Brook Street, Dedham, Colchester, Essex, CO7 6AD

Dedham is a pretty village situated on the River Stour and features some particularly good examples of period architecture including, the parish Church of St. Mary's, Sherman's Hall, a Grade I listed, Georgian-fronted townhouse used as a school until 1873 and now belonging to the National Trust, Castle House, now the Sir Alfred Munnings Art Museum, The Old Grammar School, founded by Elizabeth I and Southfields, a Grade I listed medieval building which was formerly a factory, used when Dedham was a wealthy wool town and is now a series of cottages. The village offers a range of amenities which include a post office, butchers, Co-op, grocers, delicatessen, art shop and various other shops. There is also the possibility of boat hire, a tennis club, cricket club and a large number of restaurants and hotels. Dedham is frequently rated as containing some of England's most beautiful lowland landscape, most particularly the Water Meadows of the River Stour, which passes along the northern boundary of the village. Further amenities are available at Colchester (7 miles) or Ipswich (11 miles) which both also provide direct access to London Liverpool Street Station.

A Raymond Erith designed, two/three-bedroom neo-Georgian styled individual property forming part of the exclusive Frog Meadow, centrally positioned within the historic village of Dedham. Set within the village conservation area and the Dedham Vale Area of Outstanding Natural Beauty, the property has undergone significant improvement and enhancement by the current owner and in its present form offers approximately 1,685 sq ft of accommodation. Completed with a clear emphasis on high quality fixtures, fittings and materials utilised throughout, the property offers notable characteristics including double hung timber framed sash windows, eight-foot ceiling heights, parquet flooring, marble fireplace, Fitted kitchen and pitched roof garden room enjoying a south-westerly aspect. Further benefits to the property include a single garage, private off-street parking for two vehicles and established, vibrant rear gardens with garden shed and an array of planting.

## **A two/three-bedroom Raymond Erith designed neo-Georgian style property located in the heart of the historic village of Dedham, further benefitting from three reception rooms, garaging and west facing gardens.**

Bespoke leaded glass timber security door opening to:

**ENTRANCE HALL: 10' 10" x 6' 8"** (3.32m x 2.05m) With staircase off, parquet flooring and panel door to:

**DINING ROOM: 13' 8" x 10' 10"** (4.17m x 3.32m) With sash window to front elevation, seven-foot ceiling heights, coving and door to:

**SITTING ROOM: 21' 3" x 13' 7"** (6.49m x 4.15m) Currently operating as the principal reception room of the property and set beneath an eight-foot ceiling height with two sash windows to side elevation affording a southerly aspect, with central half panel door opening to the rear terrace.

Further window to rear and central fireplace with granite hearth, marble surround and mantle over. Panel glazed door to:

**GARDEN ROOM: 13' 1" x 12' 9"** (4.00m x 3.91m) Of brick base construction with a panel glazed surround on three sides set beneath a pitched roofline with exposed red brick chimney breast and double doors opening to side terrace. "Lucy Tiffany" original signed mural to wall.

**KITCHEN/BREAKFAST ROOM: 14' 5" x 13' 7"** (4.41m x 4.16m) A bespoke, fitted kitchen comprising a matching range of wooden fronted painted base and wall units with preparation surfaces over and tiling above. The focal point of the room is feature canopy for chosen range

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style cooker set within a tiled recess with carved wooden surround. Additional features include a stainless-steel single sink unit with vegetable drainer to side, mixer tap over and casement window to rear affording a westerly aspect across the gardens. Further appliances include a Smeg oven and Neff dishwasher. Sash window to front, multiple wall units and walk-in pantry store with space for fridge and freezer. Internal sensor lighting.

**CLOAKROOM:** Partly tiled and fitted with ceramic WC, wash handbasin and window to rear.

**REAR HALL:** With terracotta tiled flooring throughout, twin doors to fitted cloaks store and half panel door to rear terrace and gardens. Opening to:

**UTILITY ROOM: 9' 3" x 4' 8"** (2.82m x 1.44m) Adapted by the current owner and fitted with a matching range of base and wall units with wood-effect surfaces over and tiling above. Single sink unit with mixer tap above and space and plumbing for washing machine/dryer. Doors to linen cupboard with useful fitted shelving and further obscured glass panel door to:

**BATHROOM: 9' 3" x 7' 11"** (2.83m x 2.42m) Fitted with ceramic WC set within a gloss fronted base unit with marble-effect surface above and tiling over. Bath with chrome shower head over, tiling above and shelving to front continuing to a ceramic wash handbasin with shaker style unit below. Mirror fronted unit, LED spotlights and separately screened shower with both mounted and hand-held chrome shower attachment. Wall-mounted heated towel radiator, further electric radiator to rear wall and obscured glass window to side.

## First-floor

**LANDING:** With parquet flooring, hatch to loft and sash window to rear affording a westerly aspect across the rear gardens.

**BEDROOM 1: 13' 8" x 12' 3"** (4.18m x 3.74m) A bright, dual aspect principal bedroom with sash windows to front and rear, extensive range of fitted wardrobe units and outstanding views across the west facing rear gardens.

**BEDROOM 2: 13' 8" x 10' 10"** (4.17m x 3.32m) With sash window to front, fitted wardrobe units and step up with door to:

**BEDROOM 3/STUDY: 21' 3" x 9' 10"** (6.48m x 3.00m) With two Velux windows to side with internal blinds, additional casement window and office/study fitted equipment to rear.

**FAMILY BATHROOM: 8' 6" x 5' 6"** (2.60m x 1.69m) Partly tiled and fitted with ceramic WC, corner Fired Earth wash handbasin with mixer tap above and fully tiled separately screened one-and-a-half width shower unit with chrome shower attachment. Sash window to front and electric heated towel radiator.

## Outside

Hidden from view behind a weeping silver birch, hedge line border and brook to the front elevation, the property is approached via a shingle driveway with bridge across the brook, continuing to the south of the property with access provided to two areas of off-street parking and a:

**GARAGE: 17' 9" x 9' 5"** (5.43m x 2.88m) Commissioned by the current owner in 2016 and of brick construction, set beneath a pitched tiled roofline with twin hinged doors to front, light and power connected and personnel door to side.

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The gardens at 2 Frog Meadow are a true hidden gem with substantial rear terrace well placed to embrace the mid-morning to evening sun with various climbing roses, perennial and evergreen planting. A single expanse of lawn extends to the west with walkways, border planting and seating areas. Sleeper bordered steps descend to a further expanse of planting to the rear, raised beds, dense borders and timber framed external store.

**AGENTS NOTE:** The property benefits from a right of way over the bridge and vehicular access. The vehicular access adjacent to the southern boundary of the property is understood to be owned by 1 Frog Meadow, Dedham.

**SERVICES:** Mains water, drainage and electricity are connected. Gas fired heating. **NOTE:** None of these services have been tested by the agent.

**EPC RATING:** Band E. A copy of the energy performance certificate is available on request.

**LOCAL AUTHORITY:** Colchester City Council, Town Hall, Colchester, CO1 1FR, (01206 282222).

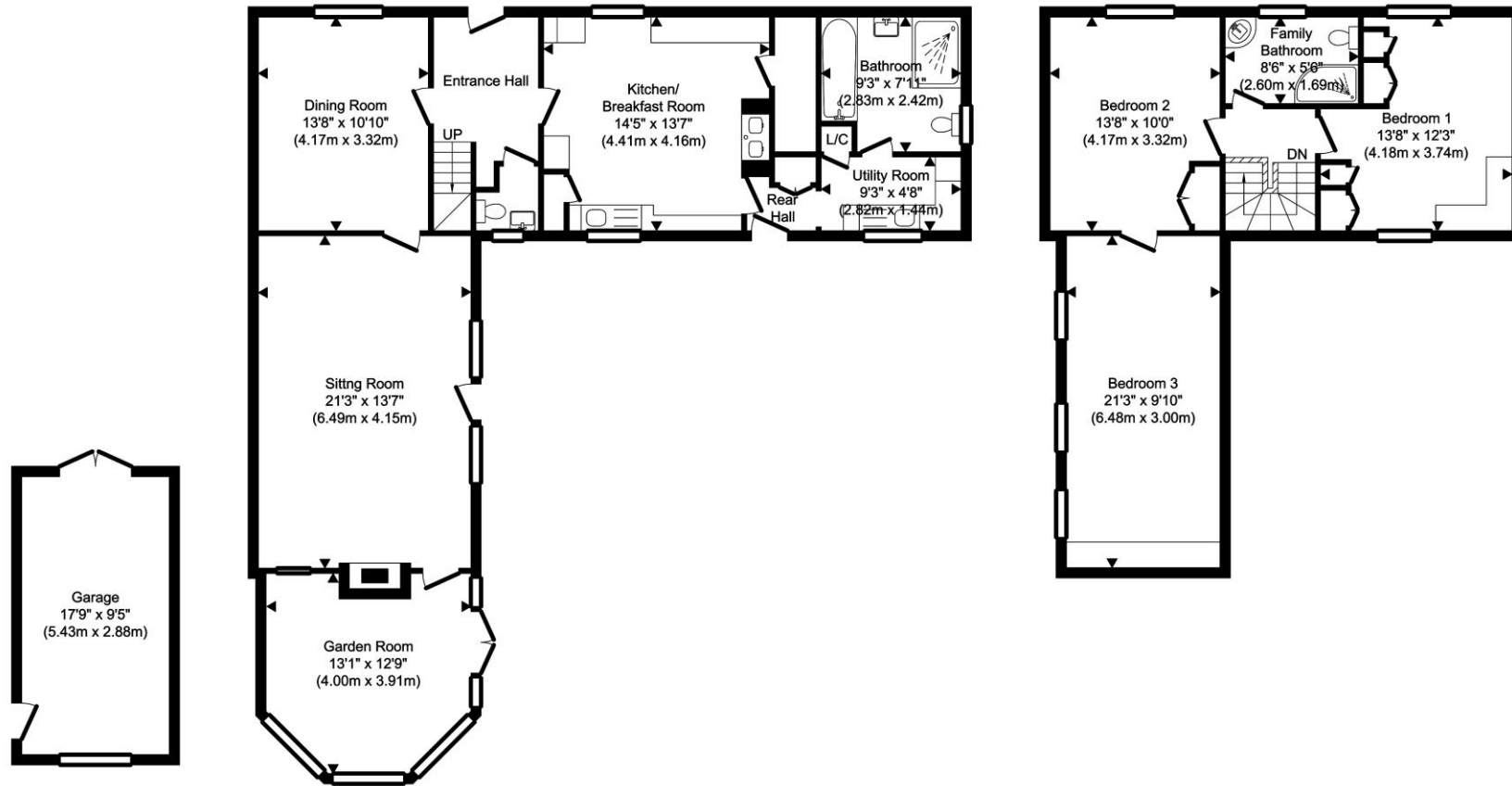
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Garage  
Approximate Floor Area  
168.23 sq. ft.  
(15.63 sq. m)

Ground Floor  
Approximate Floor Area  
1066.91 sq. ft.  
(99.12 sq. m)

First Floor  
Approximate Floor Area  
617.31 sq. ft.  
(57.35 sq. m)

TOTAL APPROX. FLOOR AREA 1852.46 SQ.FT. (172.10 SQ.M.)

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