

SAN REMO DEDHAM, ESSEX



DAVID
BURR

Manningtree train station 3.5 miles, train journey time to London Liverpool Street from 56 minutes. A12 2 miles, Colchester city centre 7.5 miles. Stansted Airport approximately a 59-minute drive.

- A beautifully presented Victorian semi-detached home, unlisted and full of character
- Four bedrooms, principal with en-suite
- Versatile ground-floor layout with three reception rooms or a fourth bedroom
- Elegant open-plan kitchen/dining area with bi-folding doors to rear garden
- A total of three luxurious bathrooms, including ground-floor shower room
- Retained period features: stripped pine flooring, original fireplaces, casement windows
- Mature west-facing garden with countryside views and landscaped terrace
- Multiple outbuildings including a summer house formally used as an office space with light and power connected, workshop and garage
- Parking for up to six vehicles with scope for future extension (STP)
- Set within the Dedham Vale AONB, ideal for walking, boating, and rural pursuits
- Short walk to Dedham village centre, school, galleries, pubs and tea rooms
- Excellent transport links to London via Manningtree and Colchester rail stations

SAN REMO

Dedham, Essex

San Remo is a beautifully presented four-bedroom semi-detached Victorian home in Dedham, combining original period features with modern upgrades, including an open-plan kitchen/dining room, high-spec bathrooms, and flexible living spaces. Set on a generous west-facing plot with countryside views, outbuildings, ample parking, and no onward chain, it offers charm, comfort, and scope for further extension (STPP).



SITUATION

Set along a quiet lane on the western fringe of Dedham, San Remo enjoys an enviable location that combines rural tranquillity with excellent connectivity. The historic village centre—with its boutique shops, cafés, galleries, and pubs—is just a short walk away, as are scenic riverside walks along the River Stour. Colchester and Manningtree stations, both offering direct rail services to London Liverpool Street, are within easy reach by car, making this an ideal location for commuters seeking countryside living without compromise.

Dedham itself is one of the most desirable villages in Essex, known for its rich cultural heritage, links to artist John Constable, and strong community spirit. Families are particularly well-served by excellent local schools, including the highly regarded Dedham Church of England Primary School. The surrounding Dedham Vale landscape provides endless opportunities for outdoor pursuits, from walking and cycling to boating and birdwatching, all within a protected Area of Outstanding Natural Beauty.

DESCRIPTION

San Remo is a charming and superbly appointed four-bedroom semi-detached Victorian residence, positioned on a quiet country lane on the edge of the picturesque and much-celebrated village of Dedham. Unlisted and meticulously maintained, the property occupies a generous plot with far-reaching views across open countryside within the Dedham Vale Area of Outstanding Natural Beauty (AONB). Offering a harmonious balance of period features and contemporary comfort, San Remo provides stylish, flexible accommodation with immense character and scope.

Stepping through the entrance, you are welcomed into a traditional hallway that sets the tone with its stripped pine floorboards and natural light. The ground floor boasts three distinct and versatile rooms: a cosy sitting room with a bay window and an exposed brick fireplace housing a wood-burning stove; a formal dining area or secondary living space; and a charming fourth bedroom which has the flexibility to be used as a snug/playroom,

office or reading room complete with casement windows. With the benefit of an adjacent luxurious ground-floor shower room which adds modern convenience, with a double-width walk-in enclosure, high-quality contemporary fittings, a marble-topped vanity unit, and striking mosaic floor tiles.

To the rear, the open-plan kitchen/dining room is a standout feature — a beautifully designed space perfect for everyday living and entertaining. It includes shaker-style cabinetry, marble-effect worktops, Neff integrated appliances (oven, hob, microwave, and dishwasher), a ceramic sink, engineered oak flooring, and sleek aluminium-framed picture and bi-folding doors opening directly onto the rear terrace and garden. A practical utility room, housing a pressurised water cylinder, stainless-steel sink, engineered oak flooring, and water softener, completes the ground floor.

Upstairs, the first floor is equally well-arranged, offering three bedrooms. The principal bedroom enjoys its own en-suite shower room with contemporary fittings and pleasant views to the rear. A further bedroom also benefits from beautiful views through a large window over the west-facing rear garden with potential to create a balcony on the flat roof area to enjoy the picturesque Dedham Vale landscape and beyond with another bedroom to the front. A spacious family bathroom serves these rooms and features a fully tiled bath with shower attachment, pedestal basin, towel radiator, and LED spot lighting. Additional storage is available via the loft, which is accessible and insulated.

Externally, San Remo is equally impressive. The rear garden is west-facing and enjoys stunning sunsets over gently rolling fields. A paved terrace directly outside the bi-folding doors offers the perfect space for summer dining and relaxation. The garden is well stocked with mature shrubs, fruit trees, and established borders, offering year-round interest. Several outbuildings are positioned within the curtilage, including a charming summer house previously used as a home office with light and

power connected throughout, and garage/workshop providing excellent storage and hobby space. There are also external power points at the rear of the summer house.

The property is offered with **no onward chain**.

POSTCODE: CO7 6BB

IMPORTANT AGENTS NOTE:

The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

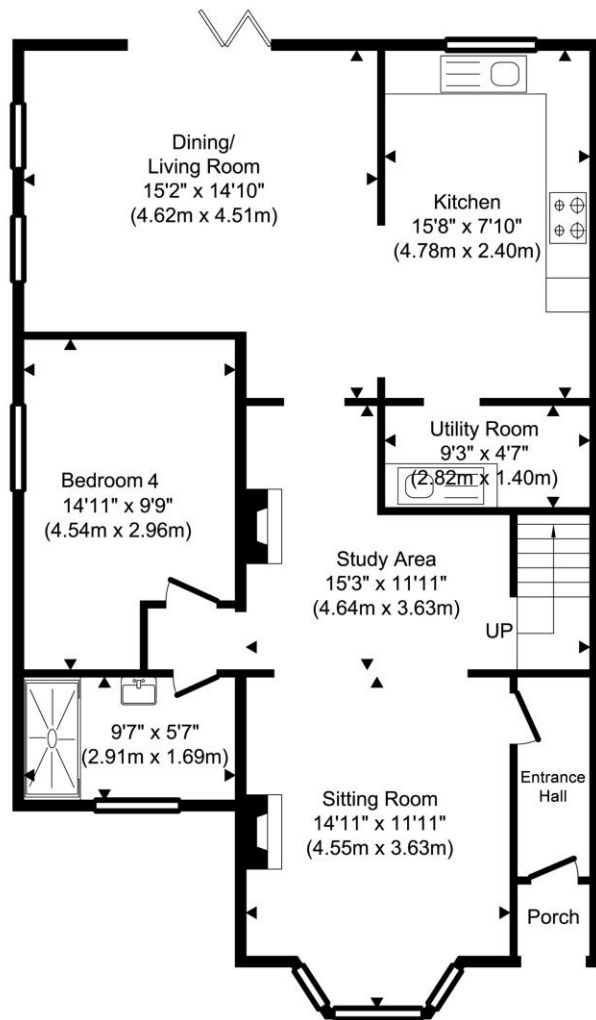
LOCAL AUTHORITY: Colchester City Council, Rowan House, 33 Sheepen Road, Colchester, Essex, CO3 3WG (01206 282222) **BAND:** D

EPC: C. A copy of the energy performance certificate is available on request.

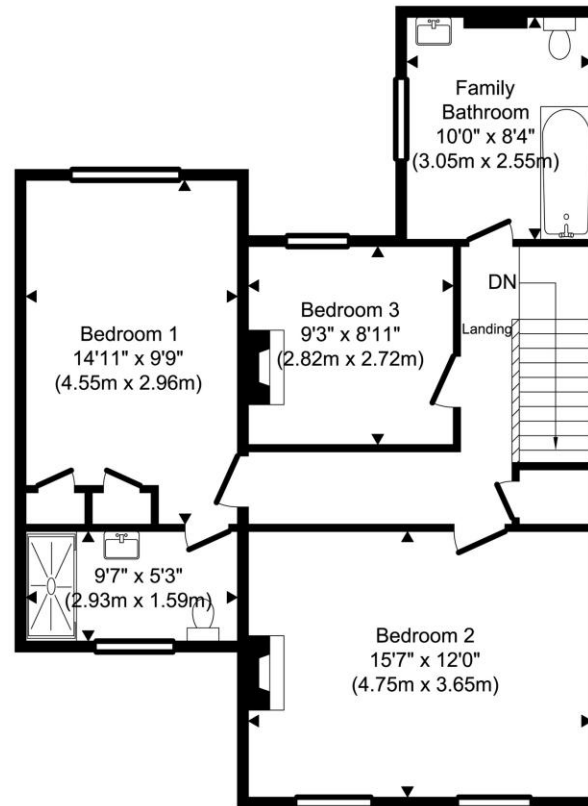
VIEWING: Strictly by prior appointment only through DAVID BURR.

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

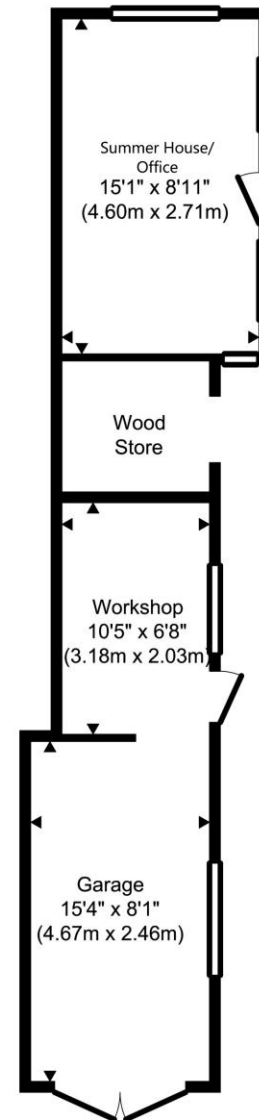




Ground Floor
Approximate Floor Area
985.97 sq. ft.
(91.60 sq. m)



First Floor
Approximate Floor Area
678.44 sq. ft.
(63.03 sq. m)



Outbuilding
Approximate Floor Area
374.15 sq. ft.
(34.76 sq. m)

TOTAL APPROX. FLOOR AREA 2038.57 SQ.FT. (189.39 SQ.M.)
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