

FINE & COUNTRY



The Gun, Gun Hill, Dedham, Colchester, CO7 6HP

Guide Price Of £1,250,000

Welcome to The Gun, a former historic public house nestled in the heart of Constable Country, on the banks of the Dedham Vale. This exceptional property, believed to date back to the 16th century, offers a wealth of period features and historical charm, making it a unique and captivating home.

The Gun boasts a rich history, having appeared in John Constable's famous painting of the Dedham Vale Gun Hill. It has been sympathetically renovated over recent years, preserving its original character while offering modern comforts.



STEP INSIDE

Step into the inviting ground floor of The Gun, where historical charm meets modern comfort, providing a warm and welcoming atmosphere. As you enter, you are greeted by a welcoming entrance hall featuring original wooden beams and period detailing, setting the tone for the character that permeates the entire property.

The ground floor offers multiple rooms, perfect for family gatherings. The sitting room boasts an original fireplace, exposed brickwork and large windows that flood the space with natural light.

The heart of The Gun is its expansive kitchen, a harmonious blend of traditional charm and modern convenience. This well-appointed space features bespoke cabinetry. The kitchen seamlessly flows into an open plan dining area, creating an ideal setting for both everyday meals and formal gatherings. Adjacent to the dining area is a cozy sitting nook. This thoughtful layout ensures a warm, inclusive atmosphere where family and friends can effortlessly transition from cooking to dining to relaxing, making it the true hub of the home.

The Gun boasts a variety of versatile and inviting spaces on the ground floor, including a cozy snug, a bright conservatory, a dedicated study, and a practical utility room.

A unique feature of The Gun, the basement includes a traditional cellar which is currently used as a fifth bedroom and leads through into a workshop. This space offers excellent storage or the potential for conversion into a wine cellar or additional living space.



The main staircase leads to a spacious landing, from which the home's four bedrooms are accessible. The master suite is a serene retreat, featuring stunning views of the surrounding countryside. Three additional generously sized bedrooms provide ample space for family and guests, each exuding unique period features like exposed beams and original fireplaces. A well-appointed family bathroom serves these bedrooms, ensuring convenience and luxury.

The main family bathroom upstairs is elegantly appointed, featuring a classic roll-top bathtub that invites leisurely soaks, complemented by a separate walk-in shower with contemporary fixtures for convenience. home's historic character.



OUTSIDE

The grounds of The Gun are a true extension of its historic charm and elegance, spanning nearly half an acre of meticulously landscaped gardens. These mature gardens provide a serene and private outdoor retreat, featuring a delightful mix of manicured lawns, flower beds, and well-established trees and shrubs. Pathways meander through the greenery, leading to secluded seating areas perfect for relaxation and enjoying the tranquil surroundings.

A notable feature of the property is the substantial barn/double garage, which includes a studio/office space above, offering versatile additional space for hobbies, storage, or a home office. The barn's rustic exterior complements the main house, blending seamlessly into the picturesque setting.

The garden is designed for both leisure and entertainment, with ample space for outdoor dining, social gatherings, and family activities. Whether you're hosting a summer barbecue or simply unwinding with a book, the beautifully landscaped grounds of The Gun provide an idyllic backdrop for any occasion.

LOCATION

The Gun is nestled in the heart of Constable Country, situated in the picturesque village of Dedham, a location renowned for its natural beauty and historical significance. Perched on Gun Hill, the property enjoys an elevated position that offers stunning views of the Dedham Vale, an area immortalized by the famous landscape painter John Constable. This idyllic setting is framed by lush woodlands, rolling fields, and the tranquil waters of the River Stour, creating a serene and inspiring environment.

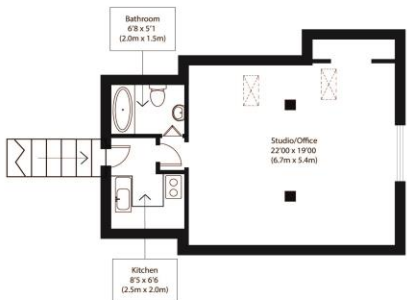
Dedham itself is a quintessential English village, characterized by its charming period architecture, quaint shops, and cozy cafes. The village boasts a rich cultural heritage and offers a range of local amenities, including highly regarded schools, traditional pubs, and artisanal boutiques. The nearby town of Colchester provides additional conveniences and excellent transport links, with regular train services to London Liverpool Street, making it an ideal location for commuters seeking a peaceful rural lifestyle.

The location of The Gun provides access to a diverse range of educational institutions, ensuring families can find the right fit for their children's needs and aspirations.

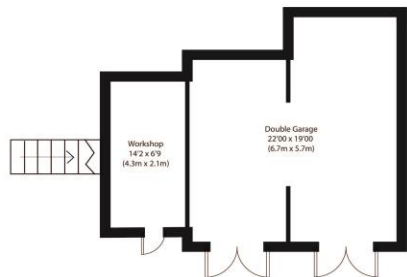




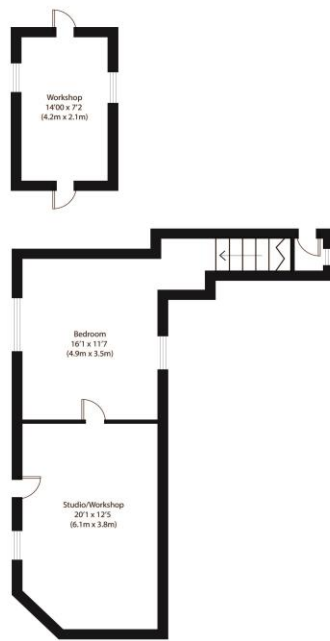




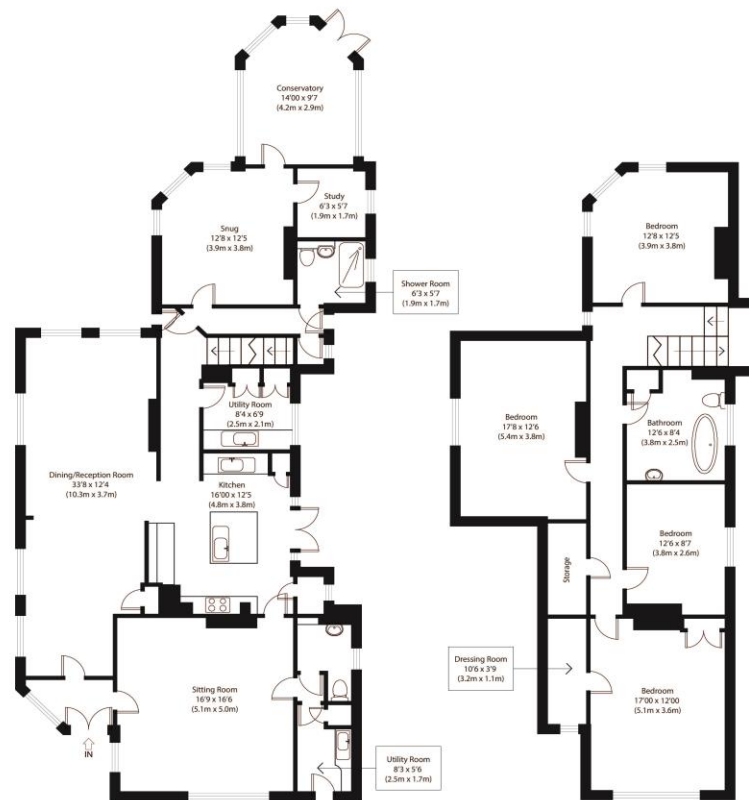
First Floor



Ground Floor



Lower Ground Floor



Ground Floor

First Floor



Approximate Gross Internal Area
 Main House 3185 sq ft (296 sq m)
 Outbuildings 995 sq ft (92 sq m)
 Total 4180 sq ft (338 sq m)

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



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