



Long Road West | Dedham | CO7 6ES

FINE & COUNTRY

OVERVIEW

This imposing and expansive 3,188 sq ft, six-bedroom family home occupies just over an acre of land in the sought-after village of Dedham, in the heart of Constable Country. With plenty of space and a range of modern touches, this home is certainly worth viewing.









STEP INSIDE

The large entrance hallway is central to the ground floor. To the left is a study area, guest bedroom suite with en-suite shower room. To the right is a 34'10 dual aspect lounge diner featuring log burner, box-bay window and open plan spaces. Across the back of the house is a high specification kitchen featuring two dishwashers, double Neff hide and slide ovens with warming drawers and a five plate Neff Induction Hob with extractor. The kitchen leads to a separate prep kitchen with an undercounter fridge and a third dishwasher before finally leading to a utility room with ample space for freestanding appliances.

Upstairs there is a master bedroom with en-suite, a second bedroom, also with an en-suite, an impressive dual aspect and vaulted third bedroom as well as two further bedrooms and a family bathroom.



STEP OUTSIDE

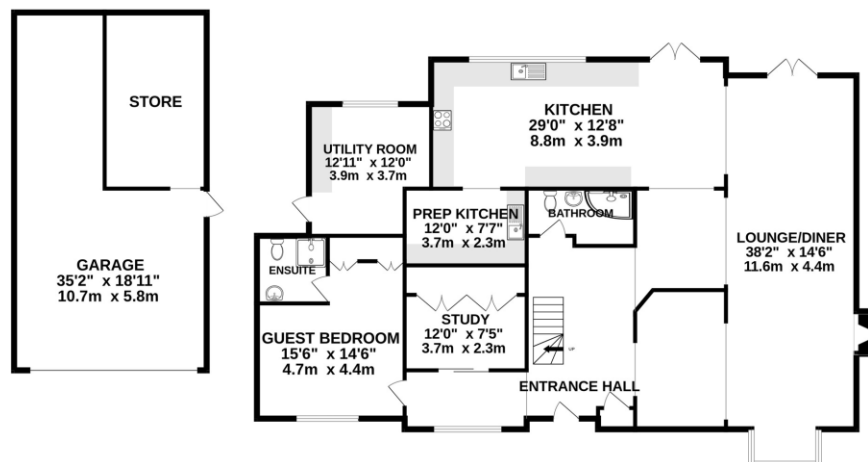
There is a large in and out gravel driveway with plenty of off road parking for multiple vehicles. Gates lead to a detached double garage with store/workshop space and a second outbuilding. The enclosed rear garden offers two patio areas but is mainly laid to lawn and offers lots of space.

LOCATION

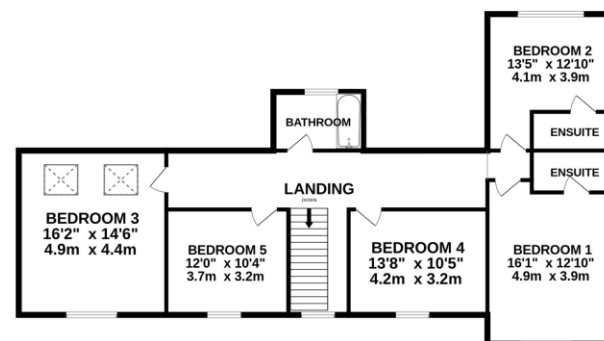
Dedham, the heart of the sought after Constable Country, is a picturesque village beautifully graced by the tranquil flow of the River Stour, providing idyllic settings for leisurely walks, picnics, boating, and fishing. The village boasts a variety of charming shops, cafes, and restaurants, adding to its inviting atmosphere while offering modern conveniences. With its lovely parks and recreational spaces, Dedham is an attractive location for those seeking a balanced and fulfilling lifestyle.

When it comes to education, Dedham presents a commendable selection, including Dedham Church of England Primary School. Nearby, Littlegarth School in Nayland offers private education with excellent extracurricular options. For secondary education, reputable schools in surrounding areas include Manningtree High School and Colchester County High School for Girls. Transport links are well-established, with regular bus services and the nearby Manningtree railway station making commuting easy.

GROUND FLOOR
2647 sq.ft. (245.9 sq.m.) approx.



1ST FLOOR
1213 sq.ft. (112.7 sq.m.) approx.



TOTAL FLOOR AREA : 3860 sq.ft. (358.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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