



## Dedham, Colchester

Welcome to this stunning, unlisted period home nestled in the picturesque village of Dedham. This beautifully designed 4-bedroom detached property offers a unique blend of period charm and modern elegance.

Offers over £575,000



- Beautiful period home
- 3 reception rooms
- Dedham
- Vast sunny garden
- 4 bedrooms
- Garage

#### The Property

As you step through the front door, you'll be immediately struck by the sense of space and light that permeates every corner of this home.

Upon entering, to your left, you'll find a convenient guest cloakroom with a WC and a shower.

The ground floor has been thoughtfully designed to create an open flow, making it the perfect space for entertaining.

In the heart of the home lies an expansive semi open plan kitchen/dining room with tasteful tiled-effect flooring. This kitchen/dining space seamlessly connects to two inviting reception rooms on either side. The first reception room, bathed in natural light thanks to a skylight and double doors that open onto the garden, can easily serve as a family room, creating a warm and inviting space for relaxation.

The second reception room, opposite the kitchen/diner, can be utilized as a more formal sitting room, providing a distinguished setting for gatherings and special occasions. Furthermore, the property boasts a third reception room at the front, offering versatility as an ideal home office space or a dedicated playroom for children.

Ascending the stairs, you'll discover four generously sized bedrooms on the first floor. Each room offers ample space and natural light, perfect for unwinding after a long day. The family bathroom on this level is elegantly appointed and features both a bath and a shower.

#### The Outside

The outdoor area of this attractive period house in Dedham is a captivating extension of the property's charm and versatility. From the moment you approach the house, you'll be greeted by its inviting facade, which is complemented by a beautifully hedged front lawn. Here, you'll find a paved area thoughtfully designed for off-street parking, ensuring convenience and ease of access for residents and guests. In addition, there is a garage that provides secure storage space and further enhances the property's practicality.

As you venture into the rear garden, you'll be delighted by the expansive outdoor space that awaits you. The garden is truly a haven for outdoor enthusiasts, offering a mix of well-planned features and open greenery.

A spacious and well-laid paved patio area is perfect for al fresco dining, entertaining friends and family, or simply relaxing in the open air. This inviting space provides the ideal setting for summer barbecues, morning coffees, and evening gatherings under the stars.

Beyond the patio, a large area laid to lush, green lawn beckons, offering ample space for children to play freely, pets to roam, or for gardening enthusiasts to cultivate their own green oasis. This vast, open expanse invites creativity and relaxation, providing endless opportunities for outdoor enjoyment.

#### The Area

Dedham is renowned for its beautiful Constable countryside, quaint village pubs and community lifestyle. Situated in an Area of Outstanding Natural Beauty you are spoilt for choice for walks along the River Stour and surrounding rolling countryside. Dedham primary school is within striking distance and is rated Outstanding by Ofsted.

Situated within easy reach of the A12 you are well connected and can be in the thriving city of Colchester within 15 minutes. This gives you easy access to the best of both worlds and an abundance of high street shops, eateries, entertainment and leisure facilities only a short drive away. Dedham is also well connected by rail, with Manningtree Mainline Station less than a 10 minute drive, making the daily commute effortless.

#### Further Information

Tenure - Freehold

Council Tax - Colchester Band E









## Floor Plan



TOTAL FLOOR AREA: 1818 sq.ft. (168.9 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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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		70	<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	