



Coggeshall Road, Dedham

Guide Price **£1,150,000**

Berryfields is an exceptional detached house positioned on Coggeshall Road in the heart of Dedham. Originally dating from the 1940s, the house has been comprehensively renovated and substantially extended by the current owners, who have created a beautifully resolved family home combining timeless architectural character with refined contemporary interiors. Extending to approximately 2,031 sq ft, the accommodation has been thoughtfully reconfigured to maximise natural light, flow and connection to the garden, with immaculate finishes and carefully considered detailing throughout. The result is a calm, elegant and highly functional home within one of north Essex's most desirable village settings.

Bedrooms: 4 | Bathrooms: 2 | Receptions: 3

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Tenure: Freehold

Property Type: Detached House

- Extensively renovated and significantly extended detached village house
- Over 2,030 sq ft of impeccably finished accommodation with more than 500 sq ft added by the current owners
- Elegant blend of 1940s proportions and contemporary architectural detailing
- Exceptional open-plan kitchen/dining/family room with bespoke cabinetry and oversized roof lantern
- Four generous double bedrooms and beautifully appointed bath and shower rooms
- Refined interiors throughout with bespoke joinery, herringbone flooring, marble finishes and brass ironmongery
- Landscaped west-facing gardens with broad limestone effect terrace and mature planting
- Planning for a double cartlodge / Full rewire and new Air source heat pump system
- Flexible reception spaces including formal sitting room, dining room/home office and utility room
- Positioned within walking distance of Dedham village and convenient for Manningtree station

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The Property

Set behind mature planting and a sweeping gravel in-and-out driveway, Berryfields presents a handsome red-brick façade that gives little indication of the scale and quality of the accommodation within. Over the course of the current ownership, the house has undergone an extensive programme of renovation and enlargement, adding in excess of 500 sq ft of additional living space and transforming the property into a contemporary family home of exceptional quality.

The interiors are defined by a restrained natural palette, generous proportions and an abundance of natural light, with original character sitting comfortably alongside bespoke modern finishes. Throughout the house, carefully selected materials - including herringbone timber flooring, limestone tiles, marble surfaces, brass ironmongery and bespoke cabinetry - create a sense of cohesion and understated luxury.

At the centre of the ground floor is the impressive open-plan kitchen/dining/family room, created as part of the extension and

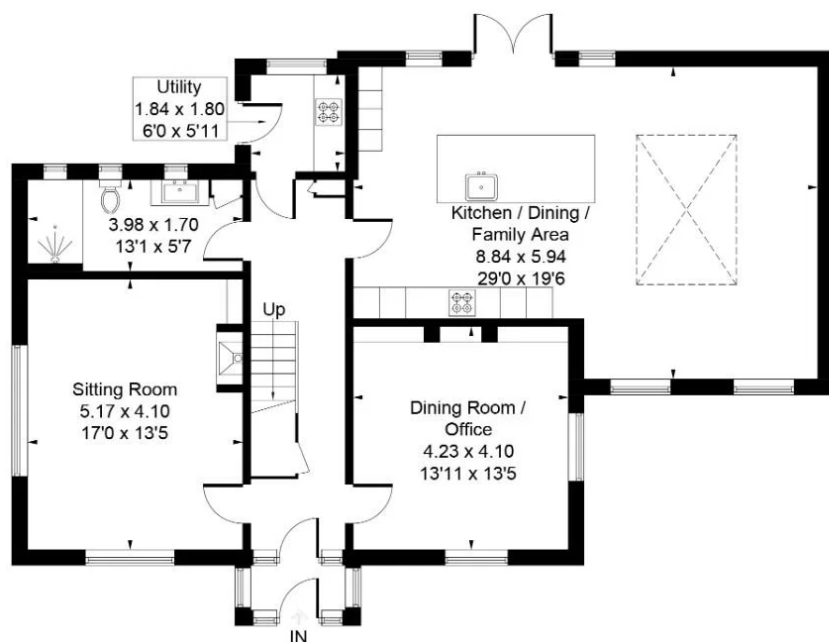


Berryfields occupies a highly desirable position on Coggeshall Road, within easy walking distance of Dedham's village centre

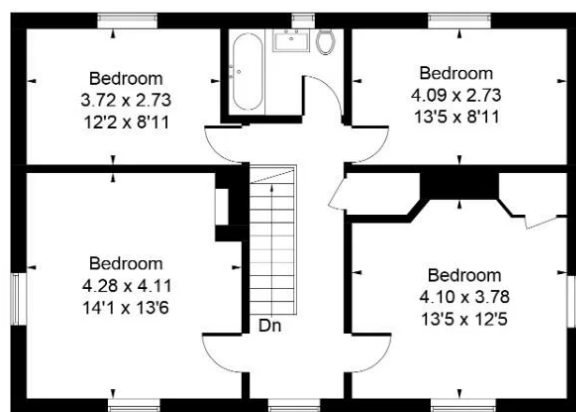


Berryfields, Coggeshall Road, CO7 6ET

Approximate Gross Internal Area = 2031 sq ft / 188.7 sq m



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
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