



DAVID
BURR

The Folly
Brook Street, Dedham

The Folly, Brook Street, Dedham, CO7 6AD

The property is a detached chalet-style residence occupying a particularly attractive position on Brook Street, within easy reach of the centre of the highly regarded parish of Dedham. Set within both the village conservation area and the Dedham Vale Area of Outstanding Natural Beauty, the property enjoys an enviable setting in one of north Essex's most picturesque and sought-after locations.

The accommodation is generously proportioned and arranged over two floors. The ground floor is centred around a spacious triple aspect sitting room, featuring casement windows to the front, side, and rear elevations and a characterful brick fireplace as its focal point. Adjoining this is a dining room with a central timber ceiling beam and an additional fireplace, creating a warm and versatile reception space. The fitted kitchen is positioned to the rear of the property and is complemented by a boiler room and rear hall providing access to the gardens, while a fitted cloakroom completes the ground floor layout. While the property would benefit from a programme of modernisation and updating, it offers excellent potential for enhancement, reconfiguration, or extension, subject to the necessary consents. The first floor provides three well-proportioned double bedrooms arranged around a central landing, served by a family bathroom and a separate cloakroom. Several rooms retain exposed fireplaces and enjoy pleasant aspects over both the front and rear of the property, offering flexibility for alternative uses such as home offices or additional reception space.

Externally, The Folly is further enhanced by an attached garage with twin-hinged doors, established gardens, and an area of meadowland to the rear. The total plot extends to approximately 2.85 acres, representing a rare and highly appealing opportunity within this sought-after Dedham setting.

- Detached chalet-style property in a prime village location
- Situated within the Dedham Vale Area of Outstanding Natural Beauty
- Triple aspect sitting room with feature brick fireplace
- Dining Room and Utility Room
- Three well proportioned double bedrooms
- Excellent scope for modernisation, extension (STPP)
- Attached garage and established gardens
- No Onward Chain
- Approximately 2.85 acres including meadowland to the rear
- One of north Essex's most picturesque and sought after villages
- Easy access to Colchester, Ipswich, and mainline rail services to London
- Outstanding countryside, river walks, and highly regarded local amenities



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Dedham is widely regarded as one of the most desirable villages in north Essex, set within the Dedham Vale Area of Outstanding Natural Beauty—an iconic landscape celebrated for its unspoilt countryside and strong associations with the artist John Constable. The village offers a charming and vibrant community atmosphere, with a historic high street featuring period buildings, independent shops, cafés, galleries, and traditional public houses and restaurants.

Surrounded by rolling farmland, water meadows, and the River Stour, the area provides outstanding opportunities for walking, cycling, and outdoor recreation. Despite its idyllic rural setting, Dedham remains well connected, with Colchester approximately six miles away and Ipswich around fifteen. The A12 offers efficient road links to London, Chelmsford, and the Suffolk coast, while mainline rail services from nearby Manningtree or Colchester provide journeys to London Liverpool Street in around an hour. The area is also well served by a range of highly regarded state and independent schools.

TENURE: Freehold

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

EPC RATING: E

WHAT3WORDS: campsites.upon.showdown

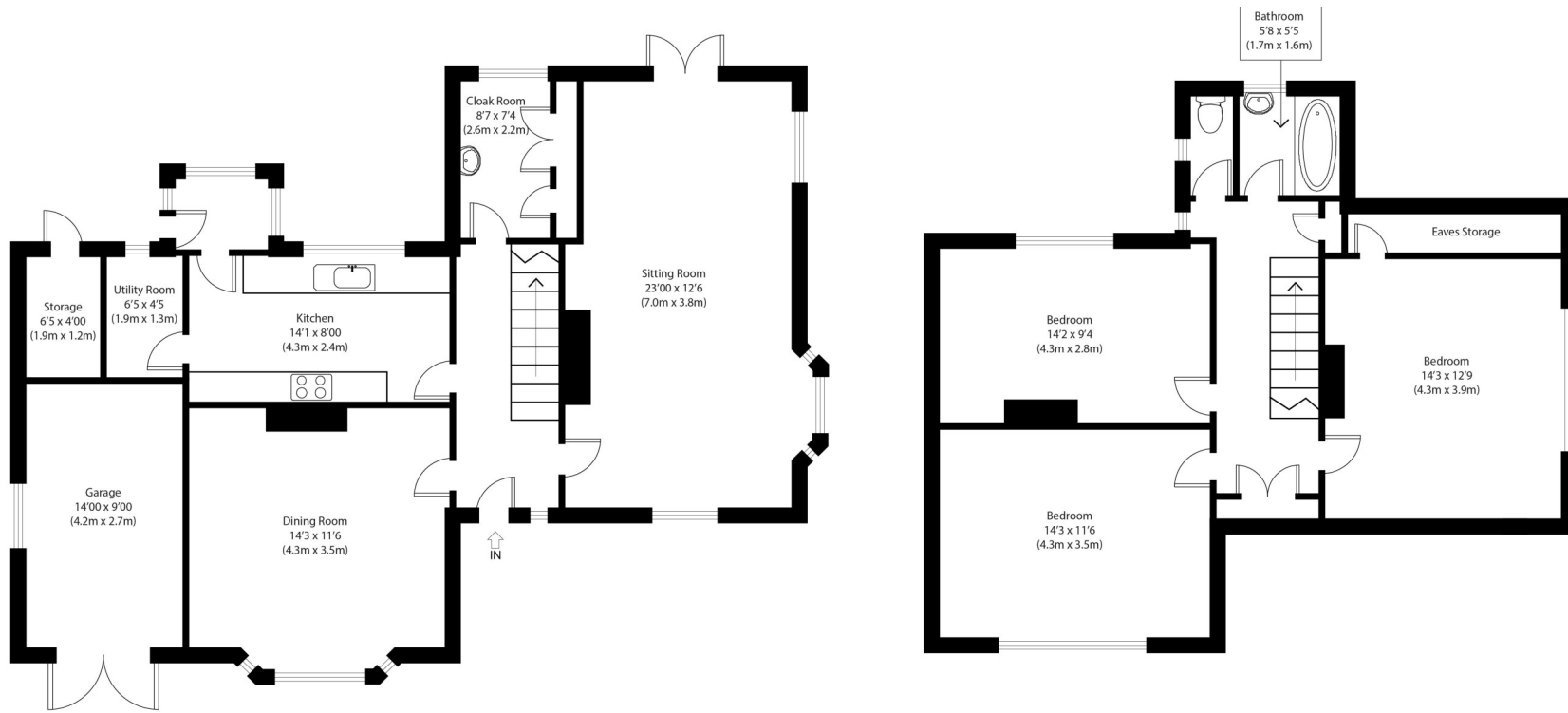
LOCAL AUTHORITY: Colchester City Council, 33 Sheepen Road, Colchester, CO3 3WG (01206 282222) **BAND:** F

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales





Ground Floor

First Floor



Approximate Gross Internal Area
1575 sq ft (146 sq m)

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

