



Crown Street | Dedham | CO7 6AG

FINE & COUNTRY

# OVERVIEW

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Located in the heart of Dedham, this exceptional contemporary six/seven bedroom home offers beautifully appointed accommodation set within grounds of approximately 0.5 acres (STS).

Designed with a focus on light, space and modern luxury, the property features landscaped gardens, a fully equipped outdoor kitchen, a heated swimming pool with pool house, and generous private parking behind a gated entrance. A superbly designed basement provides further versatile accommodation, completing this sleek and sophisticated home.



\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







# STEP INSIDE

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The moment you step into the spacious entrance hall, the home's refined, airy aesthetic becomes immediately apparent, clean lines, beautiful finishes and an effortless sense of flow.

The ground floor offers a series of elegant and well-proportioned living spaces. The formal living room enjoys abundant natural light, a striking fireplace and bi fold doors that open fully to the terrace and gardens beyond.

The dining room leads seamlessly into the contemporary kitchen/family room, where floor to ceiling glazing, vaulted ceilings and skylights flood the room with natural light. This sleek and spacious area provides the perfect setting for everyday living, featuring a modern kitchen with a prominent Aga, extensive preparation space and a relaxed family area with views across the gardens.

Completing the ground floor is a dedicated study and cloakroom.

The first floor is arranged around beautifully presented bedrooms and luxurious bathrooms. The principal suite is particularly impressive, enjoying high ceilings, a Juliet balcony overlooking the gardens, a stylish ensuite and a fitted dressing room. The additional bedrooms are generously sized, each designed with comfort in mind, and served by elegant bathrooms.

In addition to the attic room, the fully appointed basement provides a substantial extension of the living accommodation. Thoughtfully finished to match the calibre of the main house, it comprises a cinema/reception room, fitted kitchen, shower room and two bedrooms, an outstanding space for guests, extended family, leisure or work.



# STEP OUTSIDE

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A gated entrance leads to the impressive frontage, where a triple garage and expansive driveway give a sense of arrival.

The rear garden begins with a wide, paved terrace that flows directly from the main living spaces, creating an effortless indoor-outdoor lifestyle. A contemporary outdoor kitchen offers an exceptional entertaining area, while the beautifully maintained lawns, mature planting and thoughtfully designed landscaping create a tranquil backdrop.

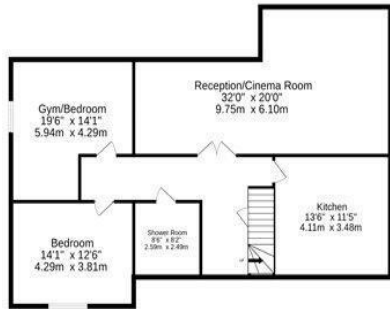
A heated swimming pool, together with a detached pool house, provides a resort-like feel, perfect for summer living. Beyond the pool area, a dedicated vegetable garden and potting shed sit neatly tucked away, offering both practicality and charm for those who enjoy growing their own produce

## LOCATION

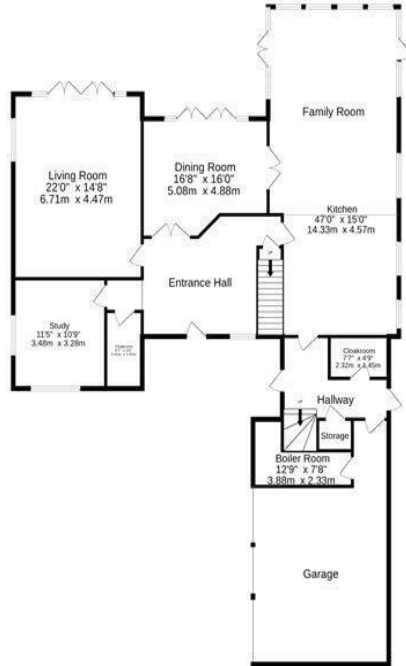
Positioned in the very heart of Dedham, one of the most sought-after villages in the area, the property enjoys a superb blend of countryside tranquillity and village convenience. Dedham offers an excellent selection of local amenities, boutique shops, cafés, restaurants and picturesque walking routes through the Dedham Vale Area of Outstanding Natural Beauty.

The village is ideally placed for access to Colchester, Manningtree and further commuter links, as well as a choice of well-regarded schools in both the state and independent sectors. This outstanding setting, combined with the home's contemporary design and extensive accommodation, makes it a rare opportunity in a prime Dedham location.

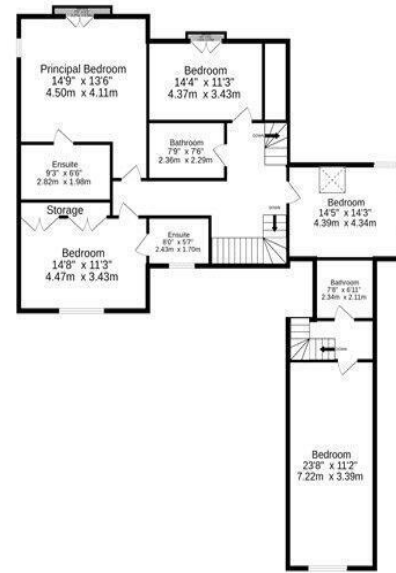
BASEMENT



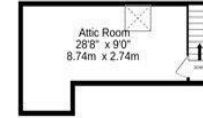
GROUND FLOOR



1ST FLOOR



2ND FLOOR



ELLIOT LEVY  
SENIOR PROPERTY  
CONSULTANT

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