



Dedham  
£950,000



Nestled within the bucolic splendour of the Dedham Vale, an area renowned for its outstanding natural beauty and artistic heritage, lies an impressive detached family home, a true gem for those seeking a blend of luxury, comfort, serene country living and multi-generational harmony.

This majestic home offers an expansive plot that spans approximately two-thirds of an acre, graced by verdant gardens that are a horticulturalist's dream. The plot backs onto open farmland, providing uninterrupted views and a sense of boundless space. Mature inset flower beds, bountiful fruit trees, and a tranquil pond contribute to the property's enchanting outdoor appeal, creating a haven for both relaxation and entertainment.

The main house exudes elegance and warmth, with a generous sitting room that invites family gatherings. A striking feature fireplace with a wood burner acts as the centrepiece of the spacious kitchen/dining/family room, boasting soaring partial double-height ceilings that amplify the sense of grandeur. Culinary enthusiasts will delight in the extensive array of units, adorned with granite work surfaces and a convenient breakfast bar. Additionally, the property encompasses five bedrooms, two with ensuite shower rooms, and two additional bathrooms, ensuring ample privacy and comfort for all residents.

For multi-generational families or those desiring extra space for guests, the property also features a self-contained annexe with its own private entrance. It includes a comfortable sitting room, kitchen, conservatory, and ensuite bedroom, providing independence yet closeness to loved ones.

Practical needs are not overlooked, with a utility room, double garage, expansive horseshoe driveway and additional side access for motorhomes, caravans or boat storage and a large timber storage shed that caters to all storage requirements.





Situated in the tranquil yet accessible village of Dedham, this property offers the perfect sanctuary for families seeking the ultimate countryside retreat, without sacrificing convenience and accessibility to local amenities and the cultural charm of the Essex/Suffolk borders.

The attractive village of Dedham is situated in the Dedham Vale National Landscape formerly AONB in the heart of Constable country on the Essex/Suffolk Borders. Colchester is some (6 miles) and Ipswich some (7 miles) away. The village is formed from several exceptional period buildings and provides good local shopping facilities including a small supermarket, renowned restaurants and a number of public houses. The village benefits from a sought-after primary school and further schooling in both the private and state sector is easily accessible with Littlegarth at Nayland, Holmewood House just outside Colchester and Orwell Park to the east of Ipswich. Dedham is positioned mid way between Ipswich, the county town of Suffolk and Colchester City which is reputed to be the oldest Roman town in England. There is ready access to the A12 and the commuter can take advantage of train services to London's Liverpool Street Station from either Manningtree or Colchester. Train times from Colchester to London Liverpool Street are from 50 minutes

#### Important Information:

Tenure - Freehold

Council Tax Band - Main dwelling - F and The Annexe - A

Services - Mains Electric, Mains Water & Drainage

Heating - Radiators via oil boiler

Mobile Coverage Indoor: All networks are limited

Broadband: Ultrafast broadband is available at this address

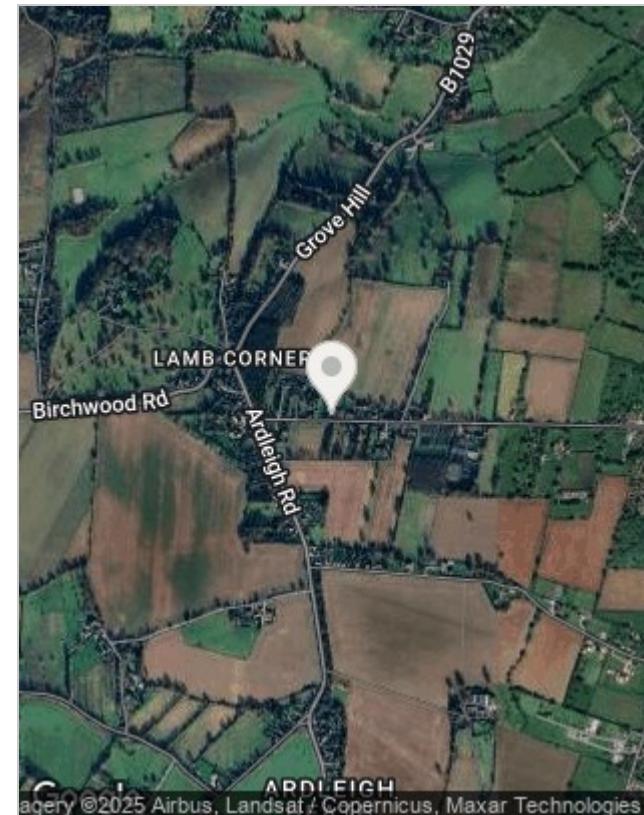




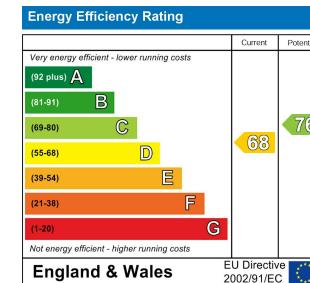
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.