

The Mill, Mill Lane, Dedham, Colchester, CO7 6DJ



**Leasehold**

Guide Price

**£240,000**

Subject to contract

No onward chain

2 bedrooms  
1 reception room  
1 bathroom



This charming ground floor maisonette is located within the prestigious Dedham Mill complex on the banks of the River Stour with use of the surrounding parkland, boat storage area and jetty for launching directly on to the river.

## Some details

### General information

This charming ground floor maisonette is located within the prestigious Dedham Mill complex on the banks of the River Stour with use of the surrounding parkland, boat storage area and jetty for launching directly on to the river.

Dedham Mill and lock was once owned by John Constable's father and was converted in mid-1980's to provide a mix of apartments and town houses within a private, gated development.

A personal entrance door leads to the entrance hallway which has a useful storage cupboard and night storage heater. The lounge diner has a window to the side, night storage heater, panel electric heater and glazed doors leading to the kitchen which has a range of modern fitted base and wall units, work surfaces with inset stainless steel sink unit, tiled splashbacks, electric oven, ceramic hob, washing machine, tumble dryer, slimline dishwasher and fridge/freezer, extractor fan and spotlights. The principal bedroom has a window overlooking the courtyard and night storage heater. Bedroom two has a window to the side, night storage heater and built-in cupboard. The Shower room is accessed off the hallway and consists of a double shower cubicle, part tiled walls, pedestal sink unit with light over, low level w.c, extractor fan and sliding doors leading into a shelved airing cupboard.

### Entrance hall

#### Lounge/diner

17' 1" x 10' 5 max" (5.21m x 3.18m)

#### Kitchen

11' 0" x 7' 5" (3.35m x 2.26m)

#### Bedroom one

12' 6" x 11' 1 max" (3.81m x 3.38m)

#### Bedroom two

11' 10" x 6' 11" (3.61m x 2.11m)

#### Shower room

8' 8" x 5' 0" (2.64m x 1.52m)

### Outside

Dedham Mill is a prestigious development set behind a gated entrance in well maintained private grounds which consist of a large private meadow with seating areas, a boat storage area with private jetty enabling you to launch directly on to the River Stour. There are pretty private gardens with seating areas, communal bike store, separate bin store, an area with rotary washing lines and 2 parking spaces.

### Location

Dedham is frequently rated as containing some of England's most beautiful Lowland landscape, most particularly the water meadows of the River Stour, which passes along the northern boundary of the village forming the boundary between Essex and Suffolk. Dedham has a central nuclear settlement around the Church and the junction of Mill Lane and the High Street. The village has numerous established public houses, Tiptree tearoom and a CO-Op for day to day needs.

### Important information

We understand that mains electricity, water and drainage are connected

Lease details - Subject to confirmation from the management company and/or, these charges are for the current year and maybe subject to change  
Lease - 199 year Lease with 190 years remaining  
Annual service charge - £966.86 for 6 months April - September 2021.

Management Company: Boydens

### Directions

From the centre of Dedham proceed along the High Street turning left into Mill Lane where Dedham Mill will be located after a short distance of the left hand side, adjacent to the River Stour.

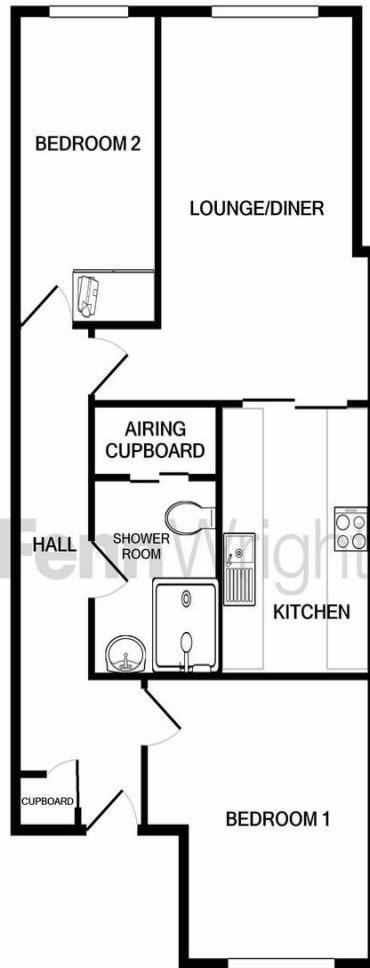
### Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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### Viewing

To make an appointment to view this property please call us on 01206 763 388.



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To find out more or book a viewing

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