

Crown Cottage, Crown Street, Dedham, Colchester, Essex, CO7 6AG



2 bedrooms  
2 reception rooms  
1 bathroom

**Freehold**

Guide Price

**£495,000**

Subject to contract

**Central Location**



Crown Cottage is a charming detached bungalow that enjoys a superb location, tucked away from view but still close to the centre of Dedham.

# Some details

## General information

Crown Cottage is a charming detached bungalow that enjoys a superb location, tucked away from view but still close to the centre of Dedham with off road parking and open spaces near by.

The cottage was built in the late 1980's and was carefully designed to suit its picturesque location, with sash windows, a slate roof and the use of Essex red bricks. Upon entering the property the hallway has a useful storage/coat cupboard and internal door leading to the open plan living area which has a feature fireplace, ceiling roses, window to the front elevation and hardwood floor leading through to the kitchen dining area. The modern cottage style kitchen has beech work surfaces, fitted microwave, electric oven with an extractor above, dishwasher and washing machine with space for a small table, dual aspect windows to the side and rear and door to the rear. A further door leads to the internal hallway which provides access to both double bedrooms and bathroom which has been fitted with an easy access bath with shower over, low level WC, wash hand basin and window to the rear. The principal bedroom is lovely spacious room with dual aspect windows. The second bedroom has two integrated storage cupboards one of which houses the gas fired boiler.

### Entrance hall

6' 7" including storage cupboard" x 3' 1" (2.01m x 0.94m)

### Sitting room

14' 7" x 10' 4" (4.44m x 3.15m)

### Kitchen/dining Area

15' 7" x 6' 9" (4.75m x 2.06m)

### Bedroom one

14' 5" x 12' 7" (4.39m x 3.84m)

### Bedroom two

10' 11" x 9' 1" (3.33m x 2.77m)

### Bathroom

8' 1" x 7' 1" (2.46m x 2.16m)

## Outside

The cottage has its own off-street parking for several cars and a walled garden which is perfect for enjoying the sun in privacy. Some well-tended rose beds line the boundary wall and a number of trees beyond the perimeter help to provide privacy and shade. The garden is large enough for gardeners to enjoy but is also small enough to be manageable. Beyond the property there is a patio and an area of hardstanding which currently houses two sheds.

## 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

Council Tax Band - D

Services - We understand that mains water, gas and electricity are connected to the property. Drainage is to a public water system.

Tenure - Freehold

EPC rating - TBC

Planning permission was obtained in 2019 to extend the property to the rear to create an en-suite shower room and a dressing room to service the principal bedroom

## Directions

Upon entering Dedham from the direction of Ardleigh passing the war memorial on the right, follow the road round where the property will be found on the left hand side identified by a Fenn Wright for sale board.

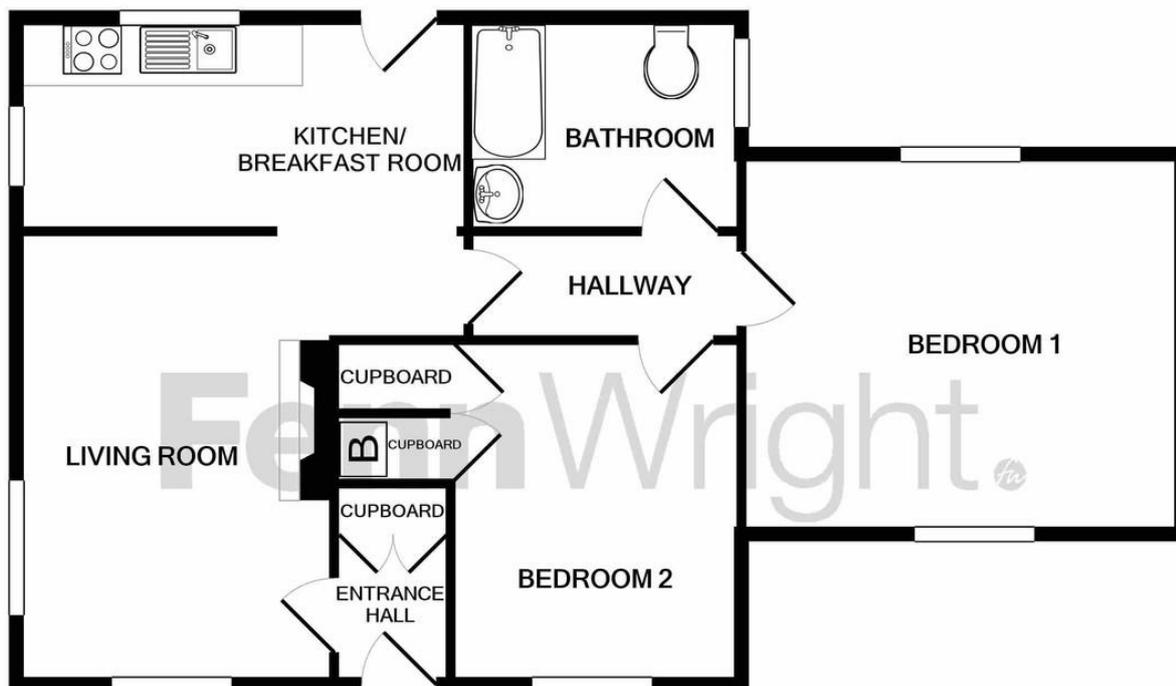
## Further information

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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