



**15 Dedham Meade**  
**Dedham, Essex**

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# 15 Dedham Meade, Dedham, Colchester, Essex, CO7 6EU

Dedham is a pretty village situated on the River Stour and features some particularly good examples of period architecture including, the parish Church of St. Mary's, Sherman's Hall, a Grade I listed, Georgian-fronted townhouse used as a school until 1873 and now belonging to the National Trust, Castle House, now the Sir Alfred Munnings Art Museum, The Old Grammar School, founded by Elizabeth I and Southfields, a Grade I Listed medieval building which was formerly a factory, used when Dedham was a wealthy wool town and is now a series of cottages. The village offers a range of amenities which include a post office, butchers, Co-op, grocers, delicatessen, art shop and various other shops. There is also the possibility of boat hire, a tennis club, cricket club and a large number of restaurants and hotels. 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. Further amenities are available at Colchester (7 miles) or Ipswich (11 miles) which both also provide direct access to London's Liverpool Street Station.

A well-presented four-bedroom detached property enjoying a private, tucked away position at the foot of Dedham Meade, a well-regarded cul-de-sac set on a small, well-planned development situated within walking distance of the centre of the historic parish of Dedham. Located on the Suffolk/Essex border, the property lies within the Dedham Vale Area of Outstanding Natural Beauty and enjoys a particularly attractive south facing rear aspect with views across woodland. Offering an accommodation schedule arranged via a single ground floor reception room, the property enjoys notable characteristics including oak internal doors, a composite topped shaker style fitted kitchen, fireplace with inset multi-fuel burning stove and a stone surround and use of panelled glazed sliding patio doors and picture windows across the southerly rear aspect enhancing the landscape. Conveniently placed for a network of high performing state and independent schooling, further benefits to the property include garaging, ample private parking, a garden store/studio set on raised composite decking and private, unoverlooked rear gardens.

**A well-presented four-bedroom detached property enjoying a tucked away position and within walking distance of the centre of the historic village of Dedham. Further benefits to the property include garaging, ample private parking, a garden store/studio and south facing rear gardens with aspect across woodland.**

Half height panel glazed door opening to:

**ENTRANCE HALL: 18' 5" x 5' 1"** (5.62m x 1.57m) With tiled flooring throughout, oak staircase off and door to:

**SITTING ROOM/DINING ROOM: 17' 6" x 10' 11"** (5.36m x 3.33m) Affording a dual aspect with UPVC framed double glazed casement window range to front and sliding patio door to rear affording a southerly aspect with views across the gardens and woodland beyond. The focal

point of the room is a fireplace with multi-fuel burning stove, granite hearth with sandstone surround and mantle over. Dining area to front.

**KITCHEN/BREAKFAST ROOM: 13' 4" x 10' 6"** (4.06m x 3.19m) Fitted with a range of grained effect shaker style base and wall units with composite surfaces and upstands above. Ceramic single sink unit with mixer tap over and fitted appliances including a Hotpoint oven with four ring hob and extraction above, space for a fridge/freezer and further appliances including an integrated slimline dishwasher and waste disposal



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unit. The kitchen units comprise a range of soft close cutlery drawers, base and wall level shelving, corner carousel units and a full height store housing gas fired boiler. Tiled flooring throughout, LED spotlights and obscured panel glazed door to outside.

**UTILITY ROOM: 5' 10" x 5' 9"** (1.77m x 1.74m) With a range of fitted wall shelving, space and plumbing for washing machine/dryer and single run of granite effect surface. Double width wall unit and obscured glass window to side.

**SHOWER ROOM: 7' 9" x 5' 7"** (2.36m x 1.71m) Fitted with ceramic WC, wash hand basin in a wood effect base unit and fully tiled separately screened shower with shower attachment. Wall mounted heated towel radiator and obscured glass window to side.

**CLOAKROOM: 5' 9" x 5' 8"** (1.76m x 1.73m) A useful cloaks storage space with window to front.

## First floor

**LANDING:** With hatch to loft and door to store room with useful fitted shelving.

**BEDROOM 1: 12' 0" x 11' 4"** (3.67m x 3.46m) With casement window range to front and range of fitted wardrobes units and drawers.

**BEDROOM 2: 12' 3" x 10' 6"** (3.73m x 3.19m) With picture window to rear with attractive views across the rear gardens and woodland beyond. Range of fitted drawers and wardrobe unit.

**BEDROOM 3: 10' 10" x 10' 6"** (3.31m x 3.19m) With sliding panel door to rear affording a wealth of natural light with views across the south facing rear aspect and woodland beyond.

**BEDROOM 4: 9' 2" x 7' 11"** (2.79m x 2.41m) A versatile room currently being utilised as an office/study space with casement window range to front.

**FAMILY BATHROOM: 6' 8" x 5' 11"** (2.04m x 1.80m) Fully tiled and fitted with wall hung WC, wash hand basin and bath. Heated towel radiator and obscured glass window to side.

## Outside

The property is positioned at the foot of Dedham Meade and approached via a brick paved driveway providing space for approximately five vehicles. A driveway runs adjacent to the property with direct access to the:

**GARAGE: 16' 1" x 8' 4"** (4.90m x 2.53m) With electric up and over door to front and light and power connected.

The private, unoverlooked rear gardens are one of the property's most attractive features with a south facing rear terrace bordered by a central expanse of lawn with border planting, hedge line to rear and a quiet, tucked away aspect. Additions to the garden are in the form of a garden room which is set on raised composite decking providing an ideal covered seating area and covered garden space.

**GARDEN ROOM: 11' 7" x 7' 7"** (3.54m x 2.32m)

**TENURE:** Freehold

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

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**EPC RATING:** D. A copy of the energy performance certificate is available on request.

**WHAT3WORDS:** ///crush.instructs.woes

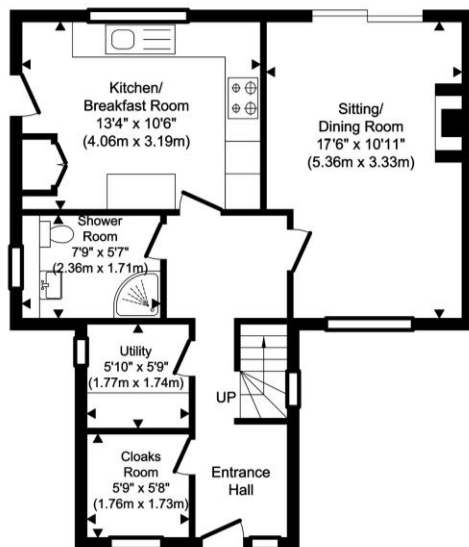
**LOCAL AUTHORITY:** Colchester City Council, Town Hall, High Street, Colchester, Essex, CO3 3WG (01206 282222). **BAND:** D.

**BROADBAND:** Up to 1000 Mbps (Source Ofcom).

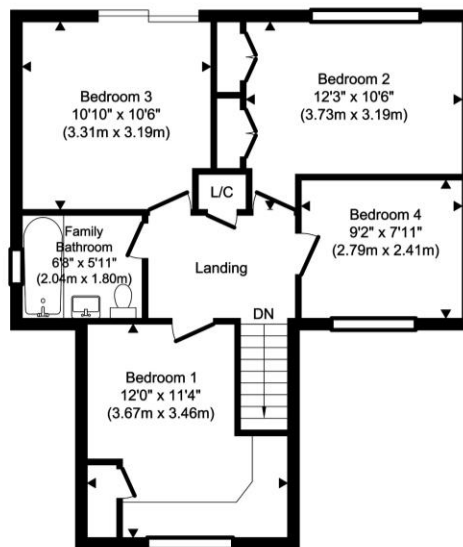
**MOBILE COVERAGE:** EE, Three, O2 & Vodafone (Source Ofcom).

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

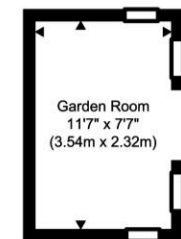
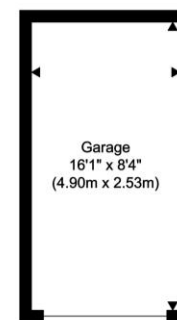
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Ground Floor  
Approximate Floor Area  
543.14 sq. ft.  
(50.46 sq. m)



First Floor  
Approximate Floor Area  
543.14 sq. ft.  
(50.46 sq. m)



Outbuilding  
Approximate Floor Area  
221.73 sq. ft.  
(20.60 sq. m)

TOTAL APPROX. FLOOR AREA 1318.15 SQ.FT. (122.46 SQ.M.)

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