



3 Lower Barn Farm Cottage, Dedham, Colchester

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3 Lower Barn Farm Cottage

Manningtree Road, Dedham, Colchester CO7 6BL

A spacious 3 bedroom cottage with generous garden and rural views in Dedham.

Manningtree railway station 3 miles (Liverpool Street approximately 1h and 5 minutes), East Bergholt 5.2 miles, Colchester 9 miles, Ipswich 12.5 miles

Porch | Kitchen/breakfast room | Sitting room
3 Bedrooms | Family bathroom | Shed | Garage
Beautiful garden | Parking | EPC Rating E

In all 0.25 of an acre. Additional land available by separate negotiation.

The property

Situated on the outskirts of the popular village of Dedham, 3 Lower Barn Farm Cottage is a charming three bedroom cottage with flexible accommodation set over two floors.

The ground floor accommodation is accessed via an entrance hall which leads to a spacious sitting room on the right handside with a beautiful brick fireplace, whilst on the left is a well-proportioned kitchen/breakfast room with space for dining table. Completing the ground floor is a porch leading to the side gardens and a shed. On the first floor there are three double bedrooms all benefitting from plenty of natural light, as well as a family bathroom.

Outside

The cottage is approached via a length of gravelled driveway, which is flanked by fencing and leads to the garage and an open area of hardstanding where plenty of parking is available. Timber post and wire-mesh fencing borders the rear garden allowing an open

view to the countryside beyond. Mainly laid to lawn, with mature shrubs, perennial plants and evergreen hedging, the garden offers a paved terrace for outdoor sitting and dining. A decked platform and gravelled setting, which benefits from the shelter of the timber outbuilding, provides an alternative spot to relax and enjoy the southerly aspect.

Location

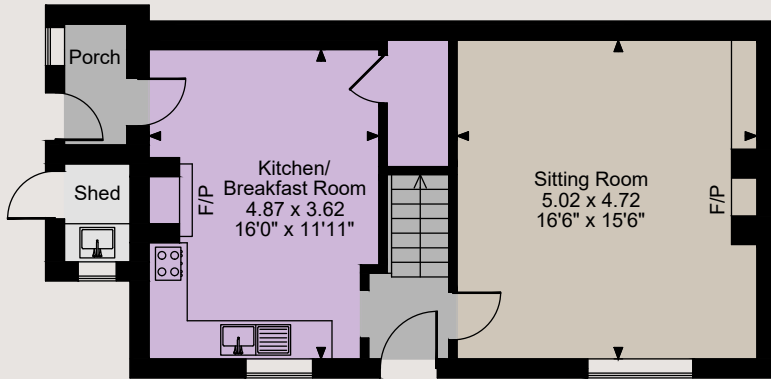
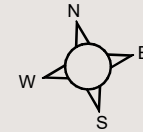
3 Lower Barn Farm Cottage is located on the outskirts of the sought-after village of Dedham which benefits from a range of local shops and dining pubs along with a fine parish church and a Church of England primary school rated as outstanding. The village lies within Dedham Vale, a designated Area of Outstanding Natural Beauty, made by famous artist John Constable who was born in the neighbouring village of East Bergholt and painted among other local scenes the nearby Flatford Mill and Dedham lock.

Dedham is well located for access to the A12 for onward travel to London. Manningtree railway station with its direct service to London Liverpool Street (fastest trains just under an hour) is a few minutes away via a scenic country lane; Colchester station is also nearby. Ipswich and Colchester, respectively 12.5 and 9 miles from Dedham, provide a range of further amenities as well as many highly regarded educational facilities including Ipswich School, the Royal Hospital School, Colchester Grammar School, Holmwood House, Orwell Park at Nacton, and Littlegarth at Nayland.

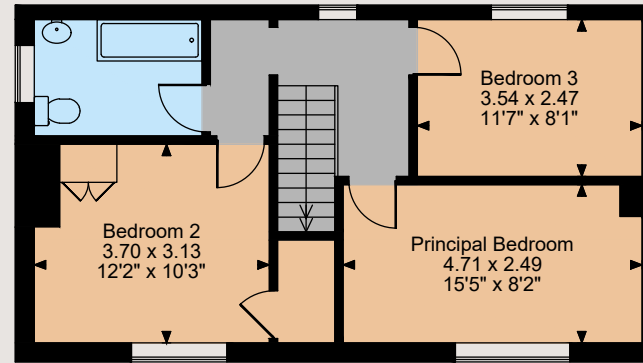




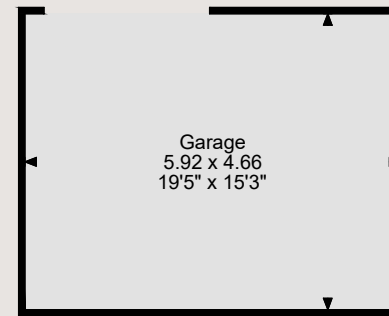
Floorplans
 Main House internal area 1,050 sq ft (98 sq m)
 Garage & Shed internal area 314 sq ft (29 sq m)
 Total internal area 1,364 sq ft (127 sq m)
 For identification purposes only.



Ground Floor



First Floor



The position & size of doors, windows, appliances and other features are approximate only.
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Directions

Leaving the centre of Dedham with the Church on your right hand side, proceed along Brook Street, round the sharp right hand bend and in a further 250m turn left (signposted Lawford) into Manningtree Road. Continue for just under a mile and at the right hand bend, drive straight on into a private road signed Dedham Vale Business Centre. In 75m bear right around a pair of red brick cottages and the property will be found on the right.

General

Local Authority: Colchester City Council
Services: Electric storage heaters. We understand that the private drainage at this property does not comply with the relevant regulations. The property currently benefits from a shared private water supply. It is in the process of being connected to a mains supply.
Council Tax: Band B
Tenure: Freehold
Guide Price: £350,000

Suffolk

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