



- Approaching 4.7 Acres Of Land, Gardens & Woodland
- An Extensive Amount Of Parking For Several Vehicles
- No Onward Chain
- Over 3500 SQFT Of Accommodation
- Four Reception Rooms, Including An Impressively Large Conservatory
- A Vibrant And Mature Protected Woodland
- Oil Central Heating
- Numerous Outbuildings, Including A Studio, Offices And Storage
- A Well Established Large Three Bedroom Detached Bungalow
- Impressive Grounds & Mature Gardens

New Dawn, Old Ipswich Road, Dedham, Colchester, Essex. CO7 6HU.

New Dawn is a remarkable property situated on Old Ipswich Road in the parish of Dedham, offering flexible accommodation and an abundance of outdoor space. Nestled on 4.75 acres of picturesque established gardens and private mature woodland, this property is a haven for nature enthusiasts and those seeking tranquillity.



Property Details.

Ground Floor

Entrance Hall

24' 6" x 5' (7.47m x 1.52m) Wooden entrance door leading into hallway, radiator, window to front aspect.

Shower Room

7' 6" x 5' 4" (2.29m x 1.63m) Low level w/c, wash hand basin, fully tiled shower, obscured window to front aspect, radiator, fully tiled walls.

Living Room



20' 10" x 12' 4" (6.35m x 3.76m) UPVC Window to front aspect, radiators.

Dining Room



10' 10" x 9' 8" (3.3m x 2.95m) Access into hallway, radiator, skylight window.

Kitchen/Breakfast Room



10' 10" x 6' 3" (3.30m x 1.91m) Tiled floor, oil boiler, Large breakfast bar, matching work surfaces with drawers & cupboards under, skylight window, Sink unit with mixer tap, tiled splashback, plumbing for washing machine, 4 ring hob, double oven, extractor hood.

Study

15' 4" x 11' 6" (4.67m x 3.51m) Radiator, access to loft, UPVC bay window to front aspect, large storage cupboard.

Utility Room

7' 8" x 2' 7" (2.34m x 0.79m) UPVC window to side aspect, single drainer sink unit, work surface with cupboards and matching wall mounted cupboards, door to conservatory.

Conservatory



38' 8" x 24' 6" (11.79m x 7.47m) Tiled floor, French doors to front, side and rear aspect. Small kitchen/bar area in corner with counter and twin bowl sinks.

Property Details.

Inner Hallway

Bedroom One



16' 2" x 10' 2" (4.93m x 3.10m) Radiator, access to loft hatch, UPVC window to front, side and rear aspect.

Bedroom Two



16' 3" x 10' 2" (4.95m x 3.10m) UPVC window to rear, built in wardrobes.

Bedroom Three



11' 9" x 10' 10" (3.58m x 3.3m) Radiator, skylight window, UPVC window to side aspect.

Bathroom



8' 6" x 5' 8" (2.59m x 1.73m) Low level w/c, wash basin with vanity cupboard and tiled top, panelled bath, tiled walls, radiator, obscured window to rear aspect.

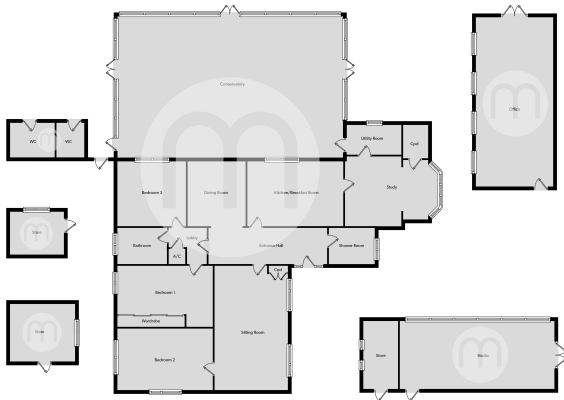
Outside



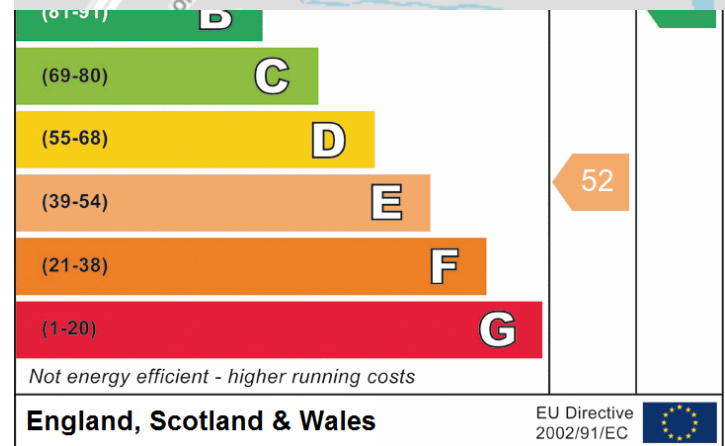
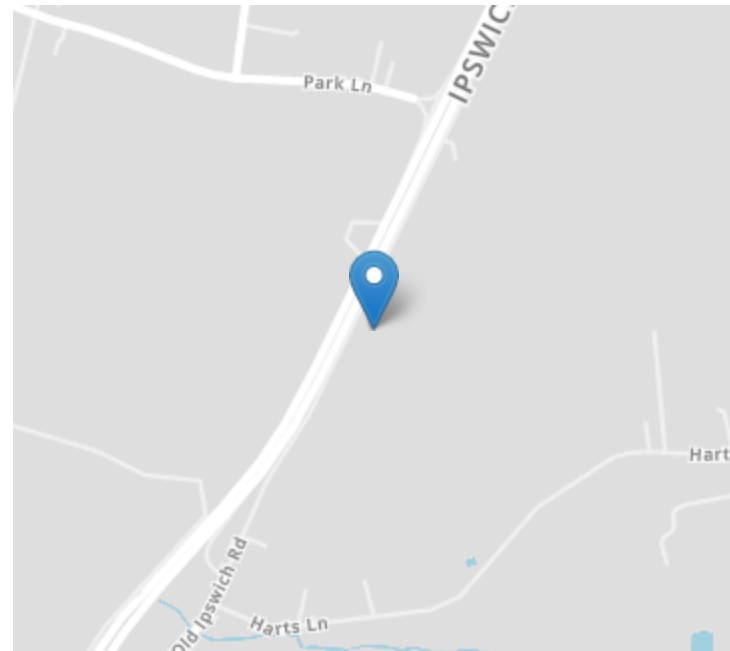
In total the whole plot measures around 4.75 acres. There are numerous outbuildings including a large timber shed, outside studio, outbuildings, two outside toilets, and storage rooms. In total with the accommodation and outbuildings, this would equate to 3646 SQFT of accommodation. Backing onto this impressive home, features a large protected woodland with an abundance of parking to the front of the property.

Property Details.

Floorplans



Location



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.