



Thorne Roughets, Anchor Lane, Dedham

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Thorne Roughets

Anchor Lane

The Heath

Dedham

Essex/Suffolk Border

CO7 6BX

A beautifully presented 3 bedroom period cottage in a tranquil setting.

Manningtree 4.1 miles (trains to London Liverpool Street from 60 minutes), Colchester 7.6 miles, Ipswich 14 miles

Hall | Sitting room | Study | Family room
Kitchen/dining room | 3 Bedrooms | 2 Family
bathrooms | Garage | Driveway parking
Outhouse | Patio | East facing gardens | EPC
Rating D

The property

Positioned in a quiet setting on the outskirts of the sought after village of Dedham and located a few metres away from the Essex Way, Thorne Roughets is a charming, 3-bedroom period cottage with stunning features throughout, which is surprisingly not listed. Of particular note, the vendors have more recently refurbished the property, including re-wiring, re-plumbing with a new boiler and adding period-style double glazing.

The ground floor provides access to the flexible accommodation which concludes the sitting room with wonderful exposed beams and a feature fireplace, as well as the spacious study further in. To the other side is a well-proportioned family room with an impressive inglenook fireplace. Towards the rear of the property is the wonderful, open plan kitchen/dining room with stunning stone floors, and a set of French doors that opens on to the garden. Further on this floor is a family bathroom with a free standing bath.

To the first floor are three good size double bedrooms, one of which has a lovely vaulted ceiling. Further on this floor is a beautiful family bathroom.

Outside

Set back from on a quiet road, sits Thorne Roughets. A gravelled drive provides plenty of space for parking, while providing access to a useful garage for additional parking and storage. To the rear of the property the gardens are mainly laid to lawn and are bordered by a variety of mature trees and shrubs. Accessed from the dining room is a paved terrace making it an ideal spot for alfresco entertaining.

Location

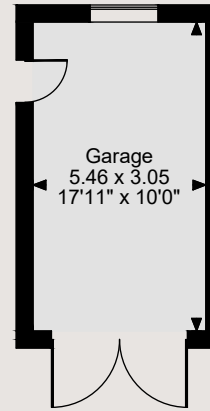
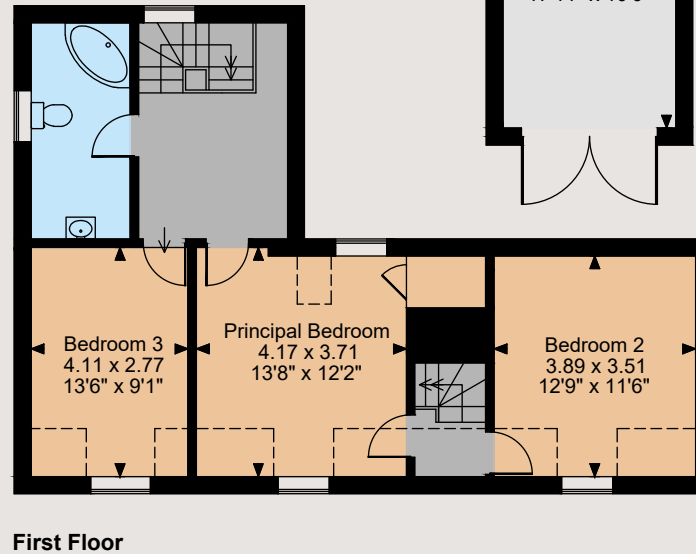
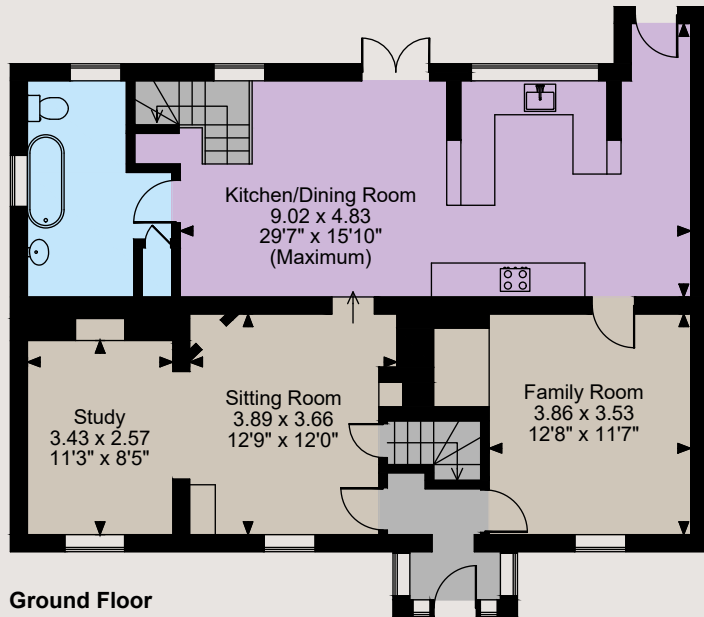
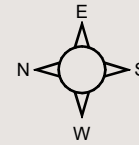
The property sits on a small country lane off Castle Hill backing onto open countryside. Located on the outskirts of Dedham village, Thorne Roughets is part of Dedham Vale Area of Outstanding Natural Beauty. The village benefits from a range of local shops and restaurants, along with a church and a primary school. Dedham is well located for access to the A12 for onward travel to London, which can also be reached via the direct train service from both Colchester or Manningtree stations.

Dedham lies between the larger towns of Ipswich and Colchester, which are 14 and 7.6 miles away respectively. Both provide a range of further commercial and recreational amenities, as well as many well regarded educational facilities, with schools such as Ipswich School, Orwell Park at Nacton, the Grammar School in Colchester and Holmwood House and Littlegarth at Nayland.





Floorplans
 Total internal area 1,733 sq ft (161 sq m)
 For identification purposes only.



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

□ □ □ □ Denotes restricted head height
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Directions

From the centre of Dedham, proceed east along Brook Street passing the Dedham Art & Craft Centre on the right hand side. Brook Street continues into Crown Street and then into Castle Hill and 1 mile outside Dedham, turn left into Anchor Lane. Thorne Roughets will be found in 50 metres on the left hand side just after the right hand bend.

General

Local Authority: Colchester Borough Council
Services: Gas central heating. All other mains are connected.
Council Tax: Band E
Tenure: Freehold
Guide Price: £695,000

Suffolk

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