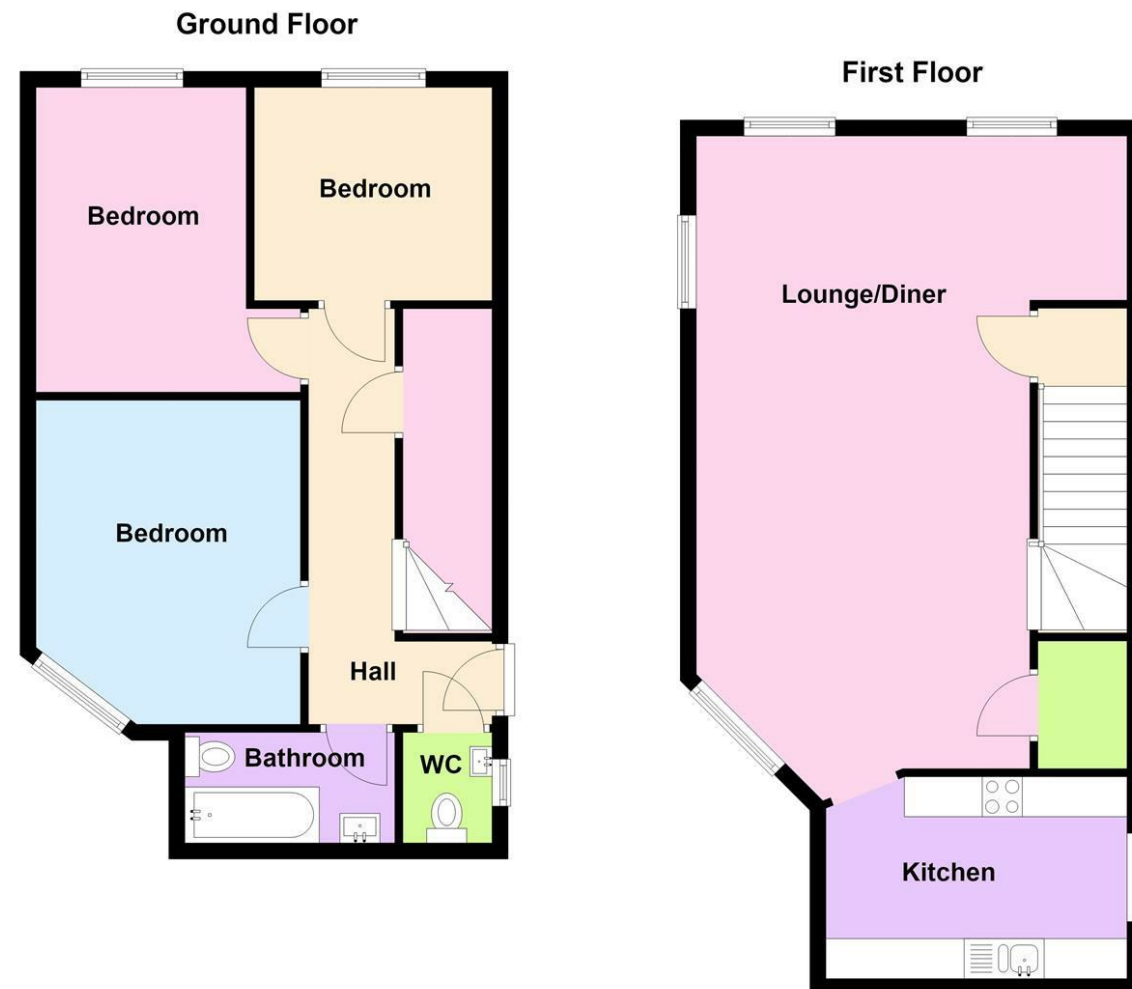




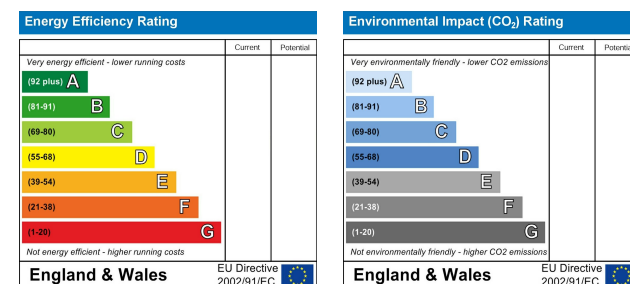
**27 Mill Lane
Dedham, Essex CO7 6DJ
£400,000**

- 3 Bedroom Duplex Apartment
- Stunning 26' Living Space With Stunning River Views
- Quality Fully Fitted Kitchen
- Bathroom & Cloakroom
- 2 Allocated Parking Spaces
- Landscaped Gardens & 5 acre Meadow
- Private Gated Entrance
- Unspoilt Views Over The River & Lock
- Vaulted Ceilings to The First Floor
- Part Of Dedham's Area of Natural Beauty & Conservation Area



12-14 Berrys Arcade
High Street
Rayleigh
SS6 7EF

Tel: 01268 770728
info@stgeorgehomes.co.uk
www.stgeorgehomes.co.uk





**** A Superb Apartment with Stunning River views

Guide Price £400,000 to £415,000

This duplex 3 bedroom apartment at the rear of this iconic Dedham Mill development next to the River Stour in the heart of the famous & picturesque Constable Country of outstanding natural beauty renowned for countryside walks and Dedham's Georgian High Street,

The apartment is on two floors with three bedrooms and bathroom on the lower floor and a delightful higher floor having a most impressive lounge with vaulted ceiling and unspoilt views from all four windows and luxury kitchen

Externally Dedham mill is a gated development with allocated parking for two cars landscaped gardens and use of the 5 acre meadow with boat storage & jetty,

Dedham Mill is an excellent location being only a few hundred yards of Dedham High Street renowned for its public houses, Wilkin & sons tea shop and the delightful Boat house restaurant,

The property is being offered with no onward chain

ACCOMODATION

Entry phone system at the front gates, Communal door leading to the first floor,

RECEPTION HALL

Laminate floor, stairs to first floor with large storage cupboard below, electric radiator, coving, power points,

BEDROOM 1 13'4 x 10'8 (4.06m x 3.25m)

UPVC double glazed sash window with views over the meadow, coving, electric radiator, power points,

BEDROOM 2 12'2 x 10'8 (3.71m x 3.25m)

UPVC double glazed sash window with unspoilt views over the River Stour & Dedham lock, coving, electric radiator, power & Tv points,

BEDROOM 3 8'8 x 8' (2.64m x 2.44m)

UPVC double glazed sash window with beautiful river views, coving, electric radiator, power & Tv points,

BATHROOM

Recently fitted with a white suite comprising paneled bath with shower over & glazed screen, low level wc, wash hand basin with storage cupboard below, fully tiled walls and complimentary tiled floor, wall mounted heater and chrome heated towel rail,

SEPERATE WC

UPVC double glazed window, white low level wc, wall mounted wash hand basin, part tiled walls & complimentary tiled floor,

FIRST FLOOR LANDING

Velux skylight window

OPEN PLAN LIVING SPACE 26' x 17'8 (7.92m x 5.38m)

Three UPVC sash double glazed windows having the most stunning river views along the Stour & Dedham lock & a further window with views over the private meadow, vaulted ceiling compliments this lofty room having exposed joists, herringbone laminate flooring, wall lights, airing cupboard, Tv & power points,

KITCHEN 12'2 x 8'3 (3.71m x 2.51m)

UPVC double glazed sash window, recently fitted timber Shaker style kitchen with cupboards to both eye & base level with complimentary illuminated display cabinets, white glass effect worktops incorporating stainless steel sink drainer with mixer taps, Bosch ceramic hob with extractor & oven, integrated fridge & freezer, dishwasher & washing machine, worktop & skirting lighting, wall heater, power points, spot lighting, access to loft space, herringbone laminate flooring,

OUTSIDE

The development is gated with entryphone system & electric vehicle leading to parking and gardens bin & bike store

GARDENS & MEADOW

There are lawn and shrub beds throughout the development

To the rear is a lawn garden with established shrubs and patio area on the bank of the River Stour providing a peaceful retreat,

The Meadow is approximately 5 acres with cut pathways & seating areas' a jetty providing direct access for boat & paddleboard launch with adjacent boat & paddle board storage