



## Coggeshall Road, Dedham

Berryfields is an exceptional detached house positioned on Coggeshall Road in the heart of Dedham. Originally dating from the 1940s, the house has been comprehensively renovated and substantially extended by the current owners, who have created a beautifully resolved family home combining timeless architectural character with refined contemporary interiors.

Extending to approximately 2,031 sq ft, the accommodation has been thoughtfully reconfigured to maximise natural light, flow and connection to the garden, with immaculate finishes and carefully considered detailing throughout. The result is a calm, elegant and highly functional home within one of north Essex's most desirable village settings.

£1,150,000

# Coggeshall Road

Colchester, CO7



- Extensively renovated and significantly extended detached village house
- Over 2,030 sq ft of impeccably finished accommodation with more than 500 sq ft added by the current owners
- Elegant blend of 1940s proportions and contemporary architectural detailing
- Exceptional open-plan kitchen/dining/family room with bespoke cabinetry and oversized roof lantern
- Four generous double bedrooms and beautifully appointed bath and shower rooms
- Refined interiors throughout with bespoke joinery, herringbone flooring, marble finishes and brass ironmongery
- Landscaped west-facing gardens with broad limestone effect terrace and mature planting
- Planning for a double cartlodge / Full rewire and new Air source heat pump system
- Flexible reception spaces including formal sitting room, dining room/home office and utility room
- Positioned within walking distance of Dedham village and convenient for Manningtree station

## The Property

Set behind mature planting and a sweeping gravel in-and-out driveway, Berryfields presents a handsome red-brick façade that gives little indication of the scale and quality of the accommodation within. Over the course of the current ownership, the house has undergone an extensive programme of renovation and enlargement, adding in excess of 500 sq ft of additional living space and transforming the property into a contemporary family home of exceptional quality.

The interiors are defined by a restrained natural palette, generous proportions and an abundance of natural light, with original character sitting comfortably alongside bespoke modern finishes. Throughout the house, carefully selected materials - including herringbone timber flooring, limestone tiles, marble surfaces, brass ironmongery and bespoke cabinetry - create a sense of cohesion and understated luxury.

At the centre of the ground floor is the impressive open-plan kitchen/dining/family room, created as part of the extension and designed as the social heart of the house. A substantial roof lantern floods the space with light, while wide glazed doors open directly onto the terrace and gardens beyond. The bespoke shaker-style kitchen is centred around a large island with quartz worktops and integrated appliances, balancing practicality with elegant contemporary detailing. The generous dining and seating areas make the room equally suited to day-to-day family living and entertaining on a larger scale.

To the front of the house, the principal sitting room retains a more traditional atmosphere, with soft muted tones, elegant proportions and glazed doors opening onto the driveway. A further reception room currently arranged as a dining room and office provides excellent flexibility for home working or additional family space.

Ancillary accommodation includes a separate utility room, shower room and extensive built-in storage, all finished to the same exacting standard as the principal rooms.

Upstairs, four well-proportioned double bedrooms are arranged around a central landing. The principal bedroom is particularly generous and enjoys a calm, understated aesthetic, while the remaining bedrooms are all bright and beautifully presented with views across the surrounding garden and mature landscape.

The bathrooms continue the home's refined design language, combining marble, natural stone, brass fittings and bespoke cabinetry to create luxurious yet practical spaces. The family bathroom features striking herringbone tiling and a freestanding bath, while the ground-floor shower room has been finished with equally high-quality materials and detailing.

## The Outside

The garden and approach form an integral part of Berryfields' appeal and have been carefully landscaped to complement the architecture of the house.

To the front, a gated in-and-out gravel driveway provides extensive parking and a strong sense of arrival, framed by mature hedging, woven fencing and established planting.

To the rear, a broad limestone effect terrace extends directly from the kitchen/family room, creating a seamless transition between inside and out. Beyond lies a wide expanse of west-facing lawn bordered by mature trees, layered planting and established hedging, providing both privacy and year-round structure.

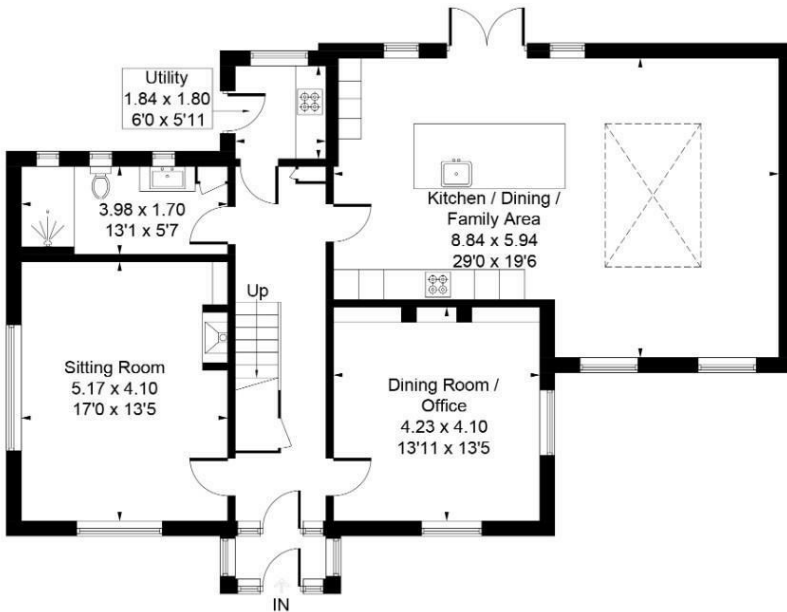
The orientation of the garden ensures excellent light, while the mature landscaping gives the outside space a peaceful, secluded atmosphere rarely found so centrally within the village.



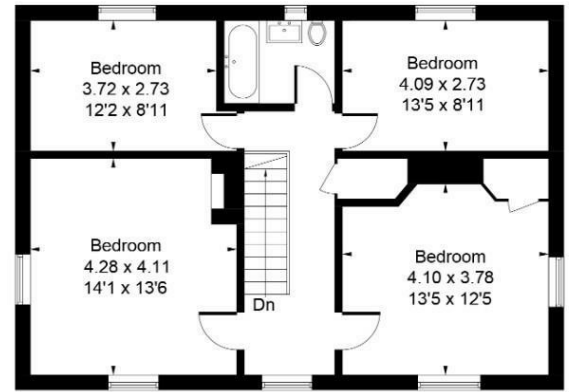
# Floor Plan

## Berryfields, Coggeshall Road, CO7 6ET

Approximate Gross Internal Area = 2031 sq ft / 188.7 sq m



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<small>Not energy efficient - higher running costs</small>		<small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	