



PRESTIGE HOMES

BY HAMILTON PIERS



Tortoise House Wethersfield Road, Sible Hedingham, Halstead, Essex, CO9 3LA

PRESTIGE HOMES BY HAMILTON PIERS offer for sale this imposing red brick Victorian detached home with nearly 2,000sq ft of accommodation and a 1/3 ACRE PLOT - located in a semi rural, edge-of-village location. With upto four reception rooms to the ground floor (incl. the family room and adjoining sitting room, separated by a log burning fireplace, and separate dining room), a refitted kitchen and four double bedrooms with en suite bathroom tho the master, and externally boasting a large driveway and wrap-around lawned garden - offering excellent space to extend or construct an outbuilding, stp.



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This Victorian property was thoughtfully constructed in circa 1889 and retains many original and charming features. The front aspect of the property overlooks the rear garden; with the house sitting comfortably within the 1/3 acre plot, allowing the mature lawned gardens to wrap around the side/rear aspect and offering private driveway parking for a multitude of vehicles.

Internally the property needs to be viewed for the true size and the versatility of the spacious reception rooms to be appreciated - with ample accommodation over both floors, four generously-appointed bedrooms and a recently installed kitchen.

As mentioned, this home is ideally located to the edge of Sible Hedingham village - offering easy access to local amenities and schooling, yet only a stone's throw from glorious countryside walks and open farmland.

Please contact Prestige Homes for further information.

GROUND FLOOR ACCOMMODATION:-

Entrance Hall:

Entrance door to front, stairs rising to first floor, opens to

family room area and door to:

Dining Room:

A versatile bay-fronted room (could be used as dining room, play room or study), opens to rear through to kitchen.

Family Room:

Two windows to rear, double doors to side, fireplace with log burner inset, opens to:

Sitting Room:

A beautiful bay-fronted room benefitting from the fireplace that opens through to the family room. Window to side.

Kitchen:

Window to rear aspect, kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit with one and a half bowl. Tiling to splashbacks. Electric oven and hob with cooker hood over. Fridge/freezer. Integral dishwasher and fridge. Opens to dining room and door to rear lobby.

Rear Lobby:

Door to front, window to side, storage cupboard, door to breakfast room and shower room.

Breakfast Room:

Window to side, ideal as a breakfast room or utility.

Shower Room:

Walk in shower cubicle, low level wc, wash hand basin.

FIRST FLOOR ACCOMMODATION:-

Landing:

A very large dual-aspect landing area with window to front and rear and offering access to all bedrooms.

Master Bedroom:

Window to front aspect, door leading to:

En-Suite Bathroom:

Window to side aspect, fitted with a suite comprising low level W.C, wash hand basin, panel enclosed bath with mixer taps.

Bedroom Two:

Windows to rear and side aspect, built in wardrobes, open fireplace.

Bedroom Three:



Windows to rear and side aspects, built in wardrobes.

Bedroom Four:

Windows to front aspect, built in wardrobe.

EXTERIOR:-

Driveway Parking:

To the rear/side of the plot is driveway parking for numerous vehicles.

Garden:

The property is set in approximately 0.3 of an acre (stls) and comprises of mainly lawn with various mature trees and shrub borders, offering ample space to extend or construct and outbuilding (subject to any relevant consents).

AGENTS NOTES:

Council tax band F.

Contact Prestige Homes to arrange your private viewing tour.





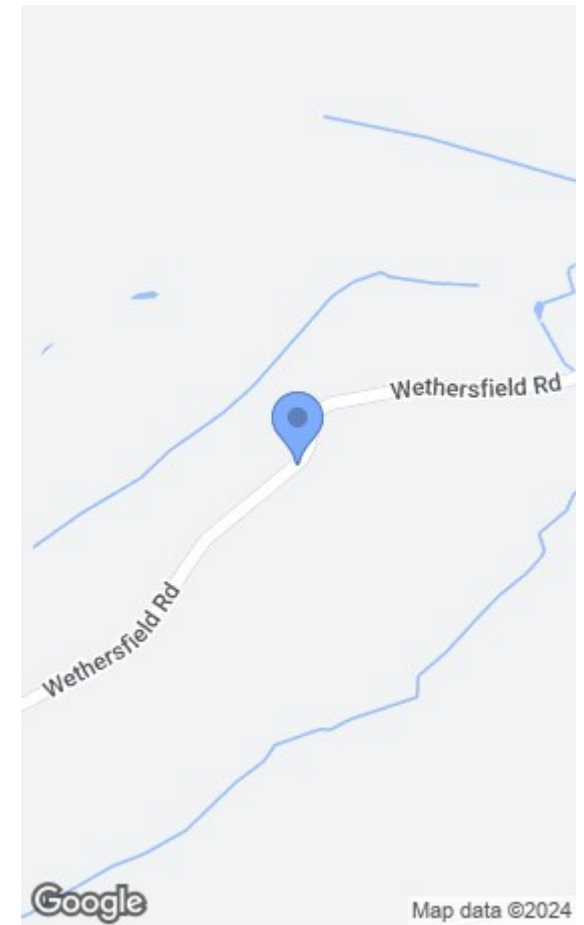
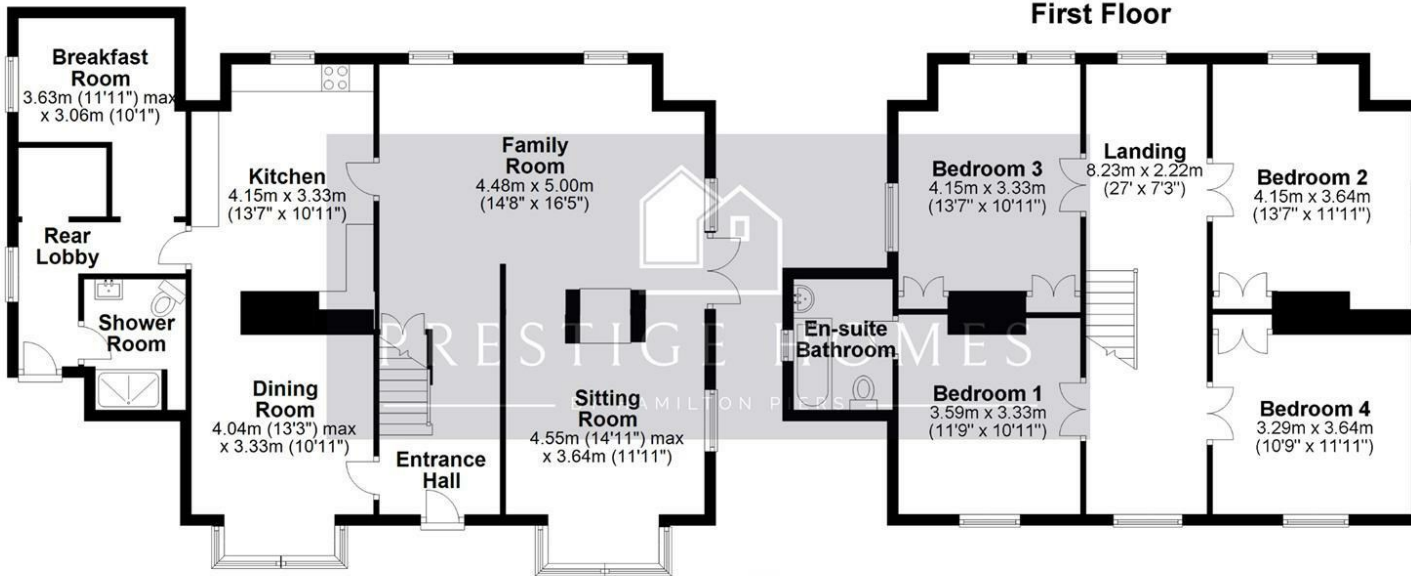


APPROX INTERNAL FLOOR AREA
181 SQ M 1944 SQ FT

This plan is for layout guidance only and is
NOT TO SCALE
Whilst every care is taken in the preparation of
this plan, please check all dimensions, shapes &
compass bearings before making any decisions
reliant upon them.
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Ground Floor

First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	31	69

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

This prestige home is Freehold.

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