



**ST JAMES'S HOUSE, 40 ST JAMES STREET**

Castle Hedingham, CO9 3EW

**Guide price £925,000 to £950,000**

**DAVID  
BURR**



St James's House, 40 St James Street, Castle Hedingham, Halstead, CO9 3EW.

St James House is a stunning Georgian property enjoying a prime central location within this highly sought after North Essex village. The property has undergone an impressive and sympathetic renovation and programme of extension by the recent owners, and provides accommodation of an exceptionally versatile nature combining contemporary finishes with classic Georgian period features.

A glazed and panelled door opens to the delightful and inviting reception hall which has oak flooring, an oak staircase rising to the galleried landing and an appealing inglenook fireplace with a bressummer beam and wood burning stove set on a brick hearth. There is a double glazed sash window to the front elevation affording views to the tennis courts and village roofline. Impressive panelled hardwood French doors lead from the reception hall to a delightful sitting room which affords a dual aspect with a double glazed sash window to the front, and an attractive fireplace with a carved wooden surround, detailed inset cast iron grate with tiled sides and a granite hearth. A glazed door from the sitting room leads to the impressive new extension to the rear as does a further glazed door from the reception hall. There is a useful and practical study situated on the front elevation of the house which is accessed via a glazed door from the reception hall which has a double glazed sash window to the front elevation affording views across the village.

The impressive and stunning extension to the rear of the property forms the heart of the house and comprises a particularly spacious and light family room which has French doors to the south facing terrace and an appealing red brick fireplace with lintel above, and a wood burning stove set on a brick hearth. Within this extension, there is a beautiful limestone floor with underfloor heating throughout and the kitchen is fabulous, being fitted with a range of bespoke 'Neptune' floor and wall mounted units with granite tops, an impressive central island unit with an oak Butchers block top and a breakfast bar to the end. Integrated appliances include a 'Rangemaster' cooker set within a tiled recess with extractor hood above, a 'Bosch' dishwasher and a 'Whirlpool' combi microwave. There is a large bespoke larder unit which has a recess for an American style fridge/freezer. To the rear of this impressive extension is a breakfast area which features a dual aspect and three sets of French doors leading to the before mentioned terrace making it ideal for family entertaining and large gatherings. This is a particularly enjoyable extension and has a vaulted ceiling with two impressive green oak beams on display.

The remainder of the ground floor comprises a practical utility/boot room which has a large Belfast sink set in an oak butchers block work surface, which is flanked by impressive storage cupboards and a built in boot rack. There is a well-appointed cloakroom which is accessed from the utility/boot room, boiler cupboard and a panelled door leading to the side access.

The oak staircase rises to a beautiful galleried landing which has Velux rooflight which creates a feeling of space. The principal bedroom is situated to the rear of the property within the new extension and is a particularly impressive room with two double glazed sash windows to the rear elevation affording wonderful views towards the garden and terrace.

A panelled door opens to a lavishly appointed en-suite bathroom, which has a fully tiled bath surround with a shower above and an impressive double size bath, 'Neptune' vanity unit with a circular sink, matching WC and oak flooring. There are three remaining bedrooms all of which are situated in the original Georgian part of the property, bedroom two has a double glazed sash window to the front and wonderful views of the village and St Peters Church, and an attractive cast iron Victorian fireplace and a large walk-in wardrobe. The remaining two bedrooms are also situated to the front elevation of the property and have attractive views to St James Street and beyond. These bedrooms are served by a superb family bath/shower room which has fully tiled underfloor heating throughout, a free standing oval ended bath, large walk-in shower cubicle, an impressive vanity unit with extensive storage and a circular sink and matching WC.

We understand that the loft is boarded with access via a pull-down ladder.

#### Outside

The property is approached via a gravel drive providing parking which is flanked by a mellow red brick wall and behind which is a well-stocked herbaceous border. To the west of the drive is a beautiful wrought iron railing with a gate leading to a stone path and the front door. The path is flanked by attractive low maintenance gravel gardens which are stocked with lavender and a variety of English roses. Rear access is afforded from both sides of the property to the garden.

A five bar gate beyond the parking area leads to the rear of the property. There is a superb sandstone entertaining terrace which can be accessed from both the family room and the kitchen breakfast room making it ideal for entertaining and this benefits from a south and westerly aspect. Beyond the terrace and gravel areas are appealing curved raised brick walls which have borders behind them which provide year round interest and colour.



Steps rise to a further raised terrace which is flanked by a mellow red brick wall which has a climbing rose to provide a focal point. Beyond the raised terrace are large expanses of lawn which are separated by a gravel path and extensive planting with lavender to provide colour and scent. There are two useful brick outbuildings which provide garden storage. Beyond the lavender beds are large expanses of lawn and raised vegetable beds which are stocked with a variety plants to include soft fruit and cutting flowers. There are numerous trees which provide focal points and these include cherry, birch and a large apple tree to the top of the garden.

There is also a storage shed and to the east is a gate opening to a wonderful wooded area which has been maintained with wildlife in mind with large swathes of uncut grass providing a natural habitat, a natural pond and a variety of native trees. There are also exterior power points.

In all about 0.60 of an acre (sts).

Agents notes:

The property is not listed but is situated within a conservation area. 32A EV charger installed.

The well presented accommodation comprises:

Beautiful unlisted Georgian village home

Immaculately presented throughout

Stunning semi-open plan kitchen/living space

Fine period detailing

Four double bedrooms

Impressive principal suite

Beautiful landscaped south facing garden

Woodland

Useful outbuildings

NO ONWARD CHAIN

## Location

Castle Hedingham, named after its famous Norman Keep, is a very pretty village containing a wealth of fine period houses. Amenities include a village shop, post office, St Nicholas parish church, 2 pubs, tea-room, restaurant, tennis courts, doctors' surgery, a cricket field, primary school and playing fields. The nearby market towns of Halstead, Sudbury and Braintree provide for more extensive needs including a commuter line from Sudbury. Witham and Kelvedon both 15 miles and Braintree all provide rail links to London Liverpool Street.

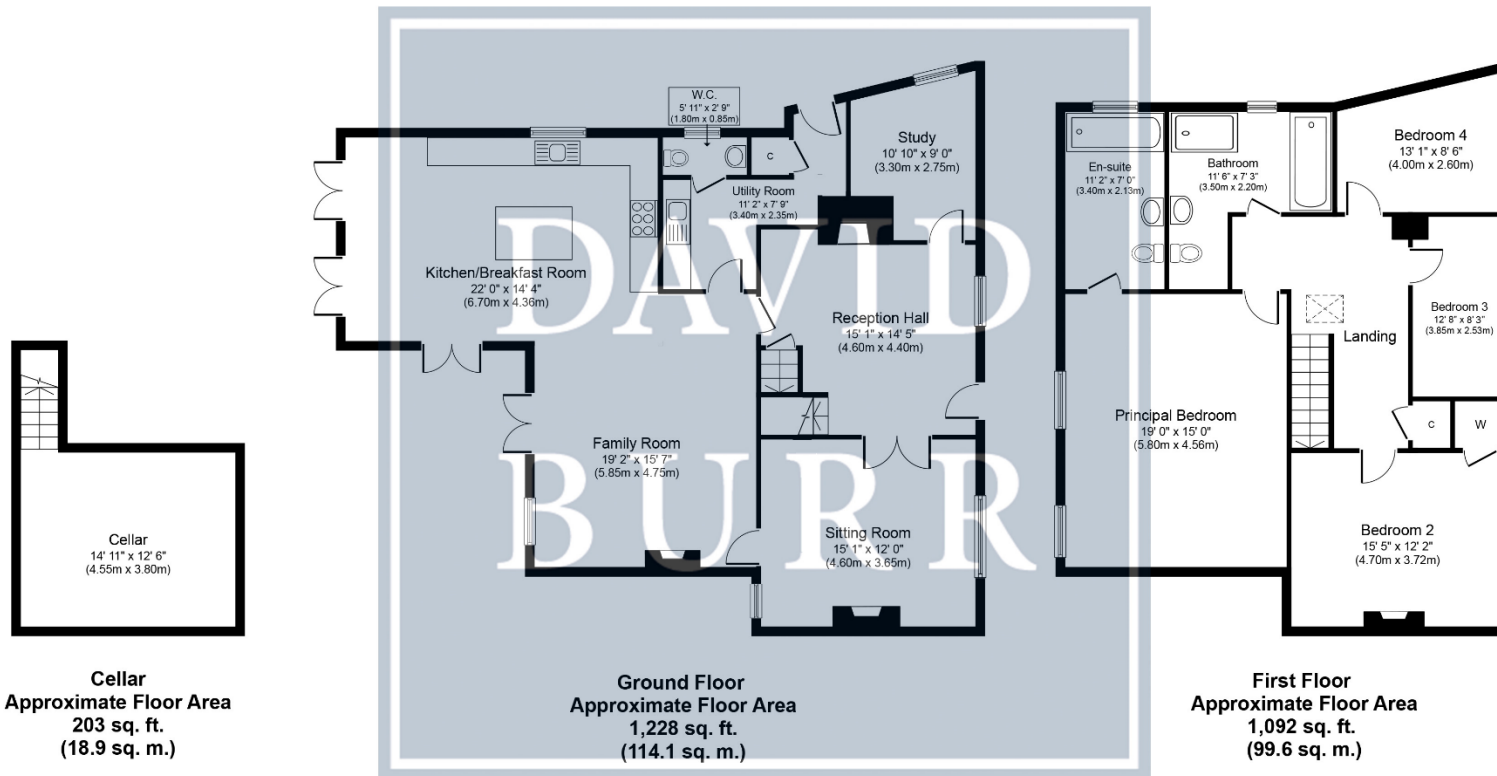
## Access

Halstead 5 miles Braintree-Liverpool St 60 mins

Sudbury 6 miles Stansted Airport approx. 30 mins

Braintree 10 miles M25 J27 approx. 50 mins





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### Additional information

Services: Main water, electricity and drainage.

Gas fired heating to radiators. EPC rating: C Council tax band: F

Broadband speed: up to 900 Mbps (Ofcom).

Mobile coverage: EE, O2 & Vodafone – Limited (Ofcom).

None of the services have been tested by the agent.

Local authority: Braintree District Council (01376) 552 525.

Viewing strictly by appointment with David Burr.

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### Contact details

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