



CORNER HOUSE

New England, Sible Hedingham, CO9 3HY

Guide price £595,000

DAVID
BURR



Corner House, New England, Sible Hedingham, Halstead, CO9 3HY

Corner House is an immaculately presented detached family home located on the periphery of Sible Hedingham, with origins believe to date back to the 18th century. The property has been significantly extended, and now provides a home of considerable character and visual impact, which is well suited to modern day family life. The highest quality materials have been used throughout the property, which include solid oak doors, attractive tiled and oak floors, and a bespoke oak and glass staircase. A delightful south westerly facing garden, superb out buildings including a double garage and wonderful views of Alderford Mill complete a stunning house, of which a viewing is absolutely essential. Corner House is also a short walk from amenities such as shops, doctors surgery, pubs and schools.

From the lane, the property is accessed via an entrance lobby which opens out to the snug/dining room and kitchen/dining room. The principal reception rooms are situated in the original building, with the snug/dining room having an attractive fire place recess, with a wood burning stove. The sitting room is accessed via a square arch and provides cosy family entertaining space. Both these rooms have attractive oak flooring.

The kitchen/dining room is absolutely stunning, and forms the heart of this home, being partly housed in a more recent addition which has part vaulted ceilings and six electronically operated Velux roof lights which create an amazingly light and spacious feel. There is an extensive range of floor and wall mounted units, granite surfaces, integral appliances to include a dishwasher, wine cooler, fridge/freezer, space for range cooker and a double Belfast sink. There is an impressive flag stone floor throughout and an abundance of storage space, furthermore there is a half-height door giving access to a delightful courtyard. The reception hall is located on the south side of the cottage and offers the option of being the principal entrance if required, with decoratively tiled flooring, and a large storage cupboard and an electronically operated Velux roof light. Finally, a beautifully appointed cloak room completes the ground floor.

The first floor is equally impressive and comprises four double bedrooms, one with a lavishly appointed en-suite shower room. The remaining bedrooms are served by a spacious luxury bath/shower room. There are sun tubes and a Velux window in the landing which create more light.

Corner House is approached via an electrically remote operated sliding gate, which in turn leads to an extensive paved parking area and the detached double garage with electric roller door and mezzanine storage space, adjacent to which is further parking.

The gardens are delightful, and benefit from a south westerly aspect allowing the occupants to take advantage of the afternoon and evening sunshine in complete privacy. There are expanses of neatly mown lawn and a variety of native hedging, plants and shrubs that provide year round colour and interest which also attracts wildlife.

In addition are two outbuildings, both equipped with power and light, that have tiled roofs and weather boarded elevations. The office, which has an installed wifi bridge, is ideal for those who work from home or for those with hobby interests.

To the rear of the property is a charming raised courtyard that provides the perfect secluded BBQ area, which has a charming former wash house that is equipped with power and light. Concealed oil tank.

The immaculately presented accommodation comprises:

Peaceful village location, close to glorious footpaths and walks

Stunning kitchen/dining room

Two reception rooms

Four bedrooms, one en-suite and family bathroom

Delightful and beautifully presented south west facing gardens

Automated gate access

Double garage and numerous outbuildings

Ample parking

Agents Note;

The current owners have carried out numerous improvements during their tenure, including; installation of new radiators, replacement of windows and doors, replacement of bathroom suite, en-suite and cloakroom suite. Replacement of oil tank, railings, external decorations, partial re-landscaping of the gardens and new fencing. We understand a CCTV system is available for purchase separately. The vertical radiator in the kitchen is to be replaced by a heater/cooling unit linked to the central heating system.

Location

New England is a hamlet on the edge of Sible Hedingham which is a popular and well served village offering a wide range of amenities including many shops, post office, garages and schools, public house and the impressive Church of St Peters. The nearby market towns of Halstead and Sudbury provide for more extensive needs including rail connections to London Liverpool Street from Braintree, Kelvedon 12 miles and Witham 15 miles.

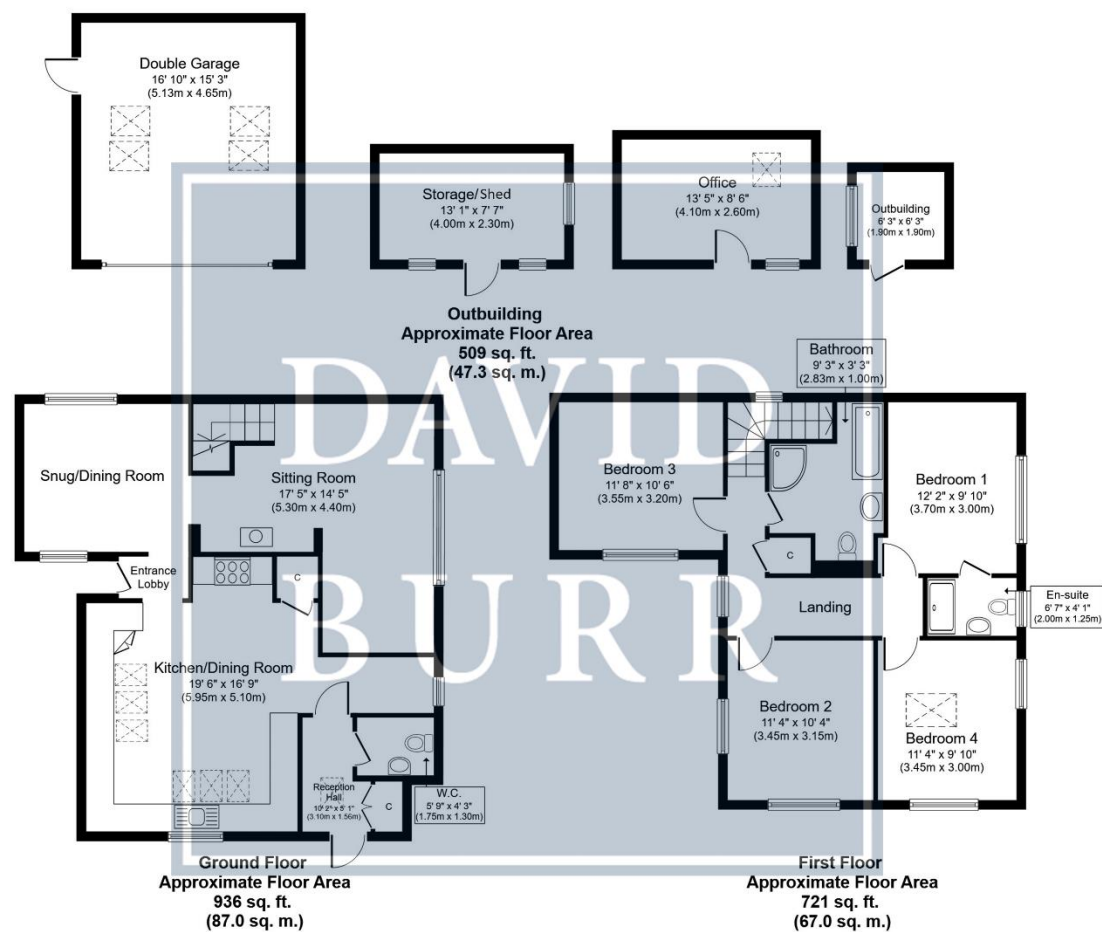
Access

Halstead 4 miles Braintree – Liverpool St 60 mins

Braintree 8 miles Stansted approx. 30 mins

Sudbury 8 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 private drainage (Septic tank).
 Oil fired heating to radiators. EPC rating: D. Council tax band: E.
 Broadband speed: up to 1000 Mbps (Ofcom).
 Mobile coverage: EE & Three - 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.

DAVIDBURR.CO.UK

Contact details

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**DAVID
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