



2 ALDERFORD HALL COTTAGES

Alderford Sreet, Sible Hedingham, C09 3HZ

Offers in Excess of £625,000

DAVID
BURR



2 Alderford Hall Cottages, Alderford Street, Sible Hedingham, Halstead, Essex, CO9 3HZ

Formerly two cottages, 2 Alderford Hall Cottages is an extensively modernised four double bedroom detached house of approximately 1,700 sq ft., occupying a secluded plot secreted from the road by mature laurel hedging. The property is located within a picturesque semi rural setting to the outskirts of Sible Hedingham, not far from Castle Hedingham. Modernisation of the property has been carried out to a particularly high standard, both internally and externally, with luxury fittings throughout the cottage which is also complimented by high quality decorations and floor coverings. The property occupies a wonderful setting and is quite exceptional.

A part glazed entrance door provides access to the spacious entrance hall with stair flight ascending to first floor and further doors to the living room, shower room and kitchen/dining room. The living room is a wonderfully spacious room with natural lighting from two elevations, engineered oak flooring and French doors which open to a very private garden area. The living room is certainly large enough to accommodate a dining table and chairs if desired.

Just off the entrance hall is a recently re-fitted shower room 'Uptopia' suite comprising quadrant shower cubicle, low level WC and handwash basin. The kitchen/dining room is a very impressive space and features a particularly striking kitchen fitted with a superb bespoke Chippendale shaker style kitchen from their Hilton range incorporating counter tops and matching granite breakfast bar, composite sink and mixer tap, numerous floor level and eye level cupboards providing floor space and plenty of storage, AEG oven and separate AEG 'steam boost' oven, integrated Indesit dishwasher, Bosch induction hob, canopy extractor hood and integrated Zanussi washing machine. The dining area offers more than enough space for a dining room table or seating if required and there are French doors leading out to the very private decked patio area which in turn leads to the utility room.

To the first floor there are four double bedrooms which are all very well proportioned. The principal bedroom has a built in cupboard, the second, third and fourth bedrooms all newly fitted with Sliderobes mirror fronted sliding door wardrobes. Luxury shower room suite with large walk in shower, hand wash basin and low level WC. The landing provides access to the loft and there is a built in storage/linen cupboard.

Outside

The grounds are accessed via timber double gates which open to a large driveway providing ample parking for multiple cars.

This leads to the former garage which has now been converted to provide storage at the front, this is accessed via up and over door, and a utility room at the rear with independent door way which in turn leads back out to the decked patio. The property occupies a particularly private plot surrounded by mature hedging. There is a large stone covered area which could provide additional space for parking vehicles or provision of patio furniture etc. Secret garden located to the side of the living room which would be ideal for keeping pets in check with Easigrass artificial grass, just installed and with a 10 year guarantee. External cupboard which houses the oil fired boiler.

The well presented accommodation comprises:

Four double bedrooms	Utility room
Two luxury shower room suites	Lots of parking available
Superb living room	Secluded plot
Impressive Kitchen/dining room	Semi rural location

Location

Sible Hedingham 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

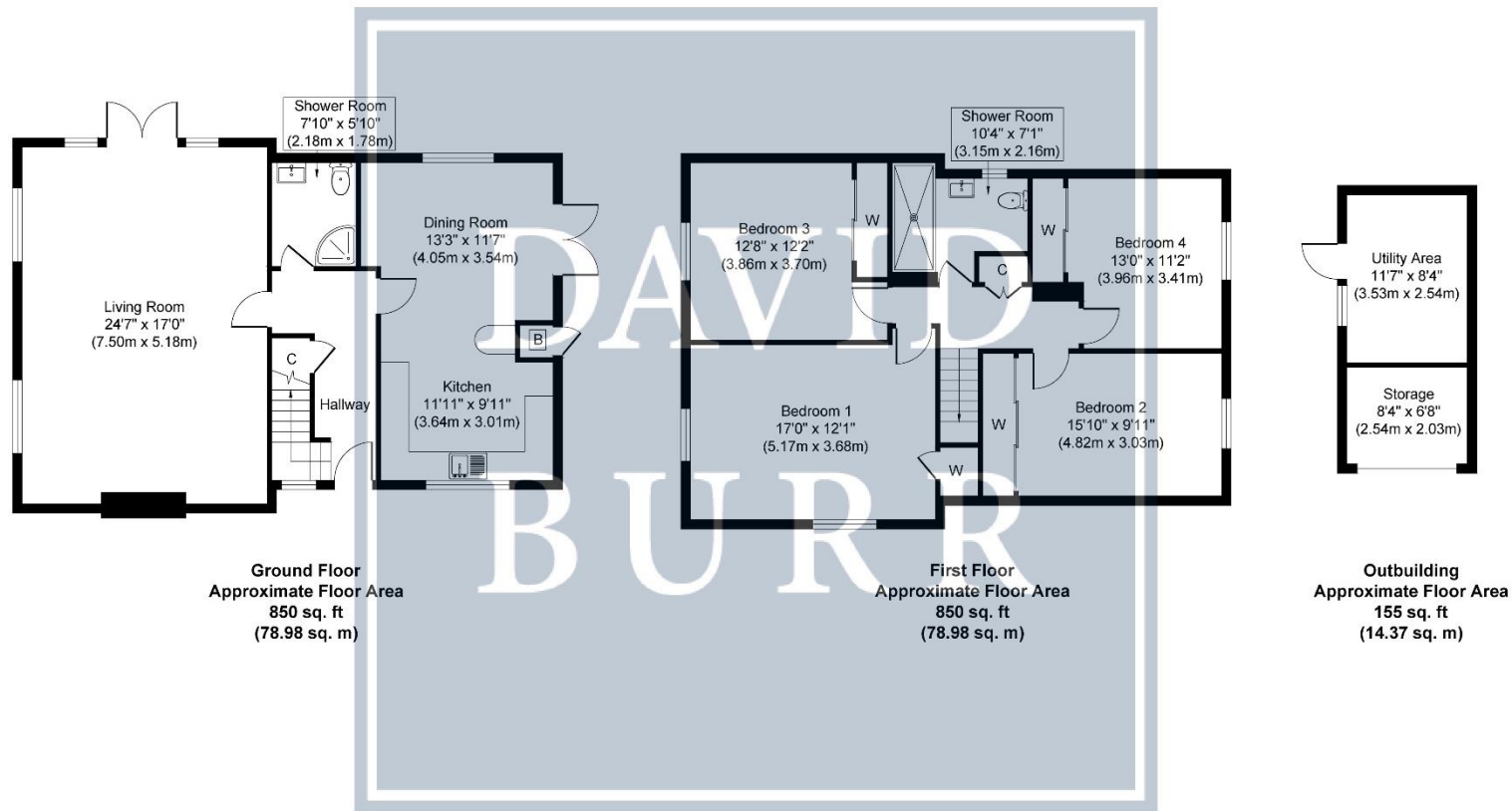
Agents notes:

Since acquisition, the current owners have carried out extensive modernisation, including, but not wholly limited to; replastering and replacement of floor coverings, replacement of internal doors in fluted timber, refitting of kitchen with appliances and both shower room suites, installation of sewage treatment plant, provision of new oil tank, landscaping of grounds.

Our clients have tastefully decorated and furnished the cottage to a very high standard throughout. We are advised that the property can be acquired, as seen with all goods and chattels, if required, and by separate negotiation. We are awaiting more information from the sellers regarding the PV panels.







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 (Treatment plant)

Oil fired heating to radiators. EPC rating: B Council tax band: F

Tenure: Freehold

Broadband speed: up to 1000 Mbps (Ofcom).

Mobile coverage: EE, O2, Three, 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. DAVIDBURR.CO.UK

Contact details

Castle Hedingham (01787) 463404

Long Melford (01787) 883144

Clare (01787) 277811

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London (020) 7390888

Linton & Villages (01440) 784346

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**DAVID
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