

DAVID  
BURR



## 2 Castle Lane, Castle Hedingham, Halstead, CO9 3DL

2 Castle Lane is a delightful Grade II listed thatched property enjoying a superb location within the centre of this highly sought after and well served North Essex Village. The property has an abundance of characterful features throughout, yet is well suited to modern lifestyles and has generous gardens.

£1,895 pcm

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The front door opens to a lobby, beyond which is an attractive sitting room which has an inglenook fireplace and beams to the ceiling. Adjacent to this is a spacious dining room with a dual aspect which benefits from further character features to include an impressive inglenook fireplace and beams to the wall and ceiling. Beyond the sitting room is a useful study which has a view to the courtyard and beams to the ceiling, beyond which is a snug with a door to the south facing decked area and stairs rising to the first floor.

There is a stylish gally kitchen which is fitted with a range of floor and wall mounted units with twin circular sinks and an attractive blue AGA cooker, as well as plumbing for a dishwasher. Adjacent to this is a useful utility room which has a brick floor and extensive storage. There is a well appointed ground floor bathroom which has a fully vaulted ceiling with a Velux window and is fully tiled and fitted with a white matching suite with shower above the bath. The first floor is equally charming and is accessed via two staircases with a principal bedroom being situated in the older part of the building which has wide oak floor boards, a part vaulted ceiling and oak framework on display. The door opens to a compact en-suite shower room with a matching white suite. The second bedroom has a part vaulted ceiling and views to the entrance of the castle and two built in storage cupboards, beyond which a door leads to the third and fourth bedroom both of which share a practical en-suite cloak room.

## Outside

The property is approached via a paved drive leading to a set of wrought iron gates beyond, which is an extensive area of parking. Immediately to the rear of the property is a decked entertaining terrace which is positioned to take advantage of the afternoon and evening sun. Beyond this are large expanses of lawn along with a further raised terrace adjacent to which is a useful outside office building which is ideal for those who work at home. There is a further storage shed which is equipped with power and light to the south side.

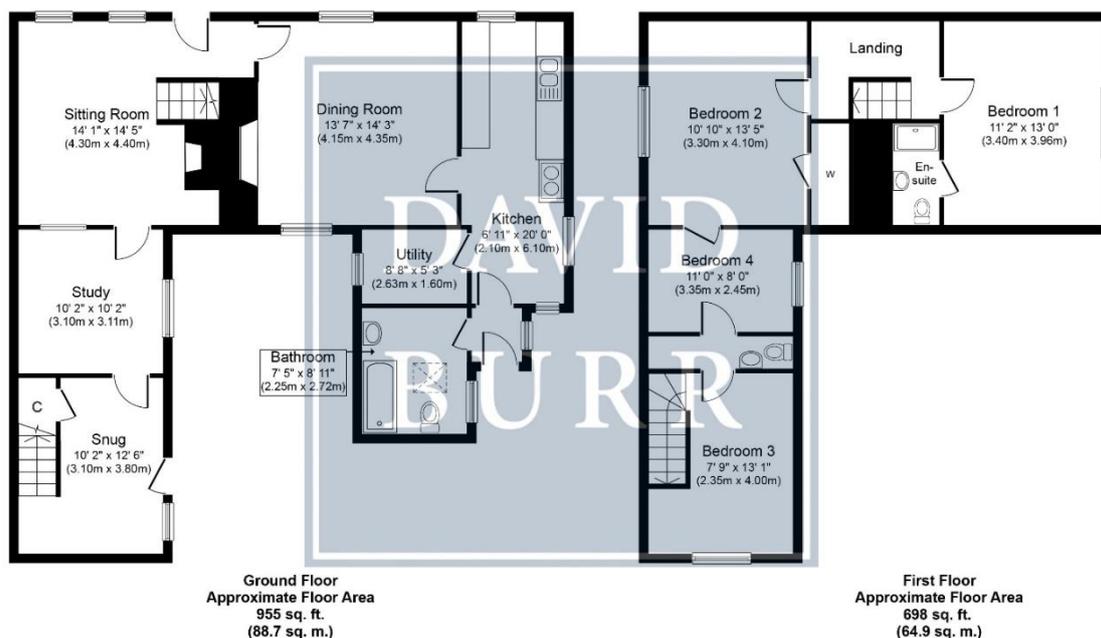
## Location

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 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

**TENURE:** A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover, the holding deposit will go towards this payment. Fees may be charged for late payment of rent and mislaid keys.



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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Viewing strictly by appointment with David Burr.

Castle Hedingham	01787 463404
Castle Hedingham	(01787) 463404
Clare	(01787) 277811
Leavenheath	(01206) 263007
Long Melford	(01787) 883144
Woolpit	(01359) 245245
Bury St Edmunds	(01284) 725525
London	(020) 78390888
Linton & Villages	(01440) 784 346

## Additional information

Services: Main water, electricity and drainage.  
Gas fired heating to radiators. EPC rating: E. Council tax band: E.  
Broadband speed: up to 900 Mbps (Ofcom).  
Mobile coverage: EE, O2 and Vodafone (Ofcom).  
None of the services have been tested by the agent.  
Local authority: Braintree District Council (01376) 552 525.  
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