



ROSE COTTAGE

Swan Chase, Sible Hedingham, CO9 3RB

Guide price £495,000

DAVID
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Rose Cottage, Swan Chase, Sible Hedingham, Halstead, Essex, CO9 3RB

Occupying a delightful and established south facing plot of approximately 0.53 of an acre, Rose Cottage is located along a peaceful chase way, and is a handsome, but modest two bedroom detached cottage of stone dashed exterior walls under a clay peg tiled gambrel roof. The property is located just to the edge of the conservation zone, on the periphery of the village and occupies a lovely semi-rural position with paddock and meadow land to its western and southern boundaries. The accommodation extends to approximately 1000sqft and there is a pitched roof garage/workshop of approximately 300sqft.

Entrance door to entrance hall, understairs storage cupboard (which contains the storage batteries supplied by the solar panels) and from which there are doors to the sitting room and dining room. The dining room is a lovely light and airy room with windows to both front and rear elevation. The focal point of the sitting room is a substantial fireplace inset into which is a Regent cooker range of some antiquity, which we understand is wood burning and through flow and return pipes provides hot water to the domestic water supply (if required). There are windows to front and a door way through to a well proportioned kitchen with a vaulted ceiling. There are counter tops to three sides, a gas hob, electric oven, the storage units are on floor and eye level and feature shaker style doors and there is space for a side by side type fridge/freezer. Stable style door to the front, skylight window for additional light which is easterly facing, and tiled floor area. From the kitchen there are steps down to a rear lobby which provides additional storage and features a tiled floor and French doors providing access to the lower level block paved patio. From the rear lobby there is a doorway through to the cloakroom with two piece suite, and a separate wet room with a butler style sink.

The first floor landing provides storage cupboards and access to two bedrooms and a bathroom. The principal bedroom is of excellent size with built in wardrobes, windows to two elevations and a substantial cross beam. The additional bedroom is of double size and the bathroom features a three piece suite including a bath.

Exterior

The property is located to the western side. There is a parking bay suitable for the parking of two to three cars subject to size and double gates which provide access via a pathway which then leads to the entrance door. Situated immediately adjacent to the parking bay is a large timber built pitch roof workshop, with double doors to front, windows to side and rear, side door and power supply connected.

The gardens have matured over the last 20 years or so and feature two patio terraces adjacent to the cottage, greenhouses, a large lawn expanse, a variety of maturing trees, flower and shrub borders. To the southern boundary is a natural Brook and there is also an arbour located more or less centrally to the garden of which there is a solar panel attached to part of the structure. The gardens are private, open and subject to the time of year and weather should enjoy a high degree of sunshine.

The well presented accommodation comprises:

Two bedrooms	Cloakroom
Bathroom	Wet room
Dining room	Large pitched roof work shop
Sitting room	0.53 of an acre plot
Kitchen	NO ONWARD CHAIN

Agents note;

The cottage(s) were originally constructed in the 17th or 18th centuries and we are advised that Rose cottage was listed as grade II, but has subsequently been de-listed. We understand the exterior walls are of 9 inch brickwork. Our clients have advised us that the pv solar panels cumulatively produce approximately 4.2 kw of power feeding storage batteries.

Central heating is derived from a combination boiler and an air source heat pump, domestic hot water is also derived from a combination boiler supplemented by a thermal solar panel and a wood fired cooker range (if required).

Further extension to the rear of the building could be limited due to the topography and position of the building which is located tight to the western boundary. The chase way is adopted.

In the future the land may have development potential, but is currently outside of the development boundary.

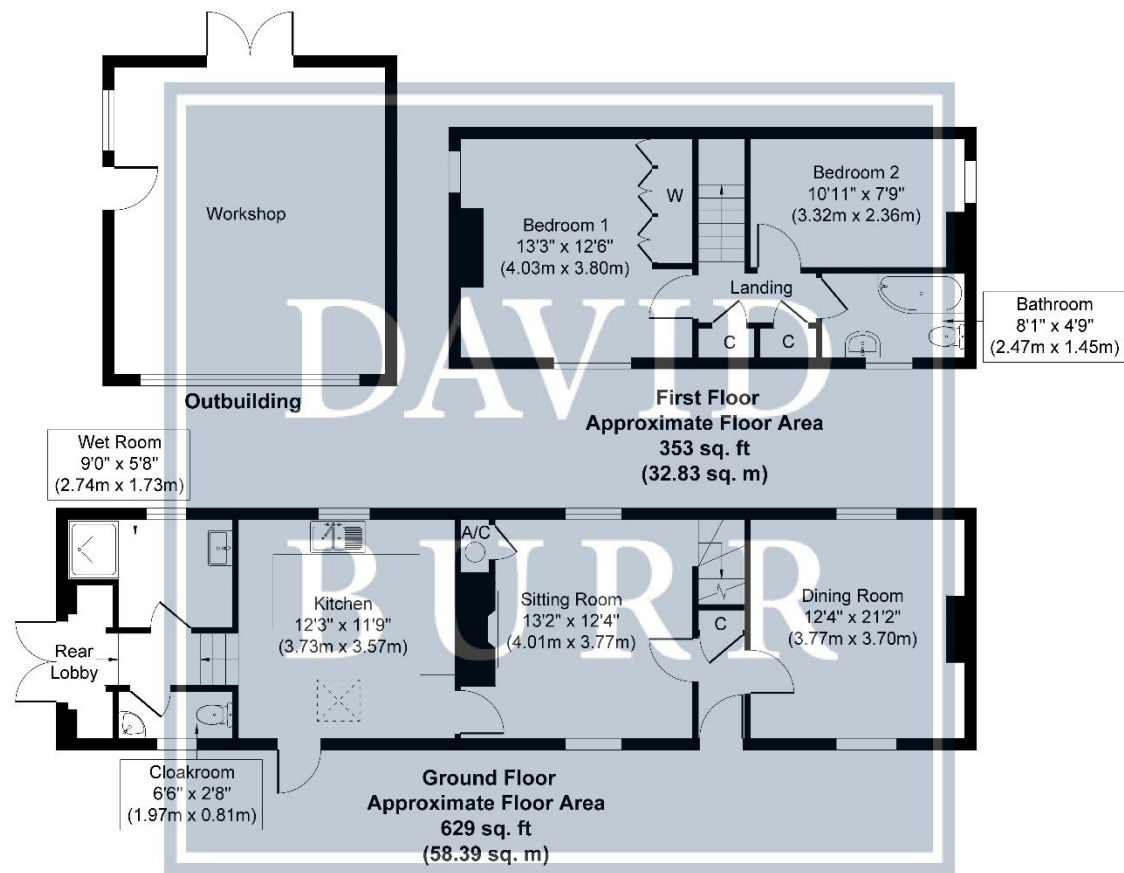
Location

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





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: D Council tax band: D

Tenure: Freehold

Broadband speed: up to 40 Mbps (Ofcom).

Mobile coverage: EE, O2, Three, Vodafone (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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