



**KENDALL COTTAGE, 5 SCHOOL ROAD**

Sible Hedingham, CO9 3NR

**Guide price £550,000 to £575,000**

**DAVID  
BURR**







## Kendall Cottage, 5 School Road, Sible Hedingham, Halstead, Essex, CO9 3NR

Kendall Cottage is an attractive detached property enjoying a superb location on this quiet road situated on the edge of this sought after village. The property offers versatile and stylish family accommodation and was constructed in 2009 by a well known local master builder.

An attractive oak entrance porch on brick piers accesses a glazed and panelled front door to the attractive reception hall with stairs rising to the first floor. The hall has oak flooring with a panelled oak door to a well appointed cloak room with a rectangular sink on a vanity unit and a matching wc. A glazed door leads to the principal reception room which is situated to the front elevation of the property overlooking the spacious front garden, with trees beyond creating an attractive landscape. There is appealing oak flooring and a particularly attractive brick fireplace with an oak lintel providing a focal point. This has a stone hearth and an inset wood burning stove.

A feature arch opens to the kitchen with easy access to the dining room situated on the other side of the hall. The dining room is on the front aspect with views to the front garden, and with the same attractive oak flooring and coving. From here glazed doors open to the delightful garden room which can also be accessed from the kitchen. This is an absolutely beautiful room filled with light via two Velux windows, having a glazed aspect to the rear elevation with French doors opening onto the terrace and garden beyond. There is appealing slate flooring and a bespoke pine dresser built-in against the wall with shelving and storage cupboards.

The kitchen is situated to the rear of the property and is extensively fitted with a range of floor and wall mounted oak units with integral appliances to include a Belling range cooker with extractor hood above, a one and a half bowl sink and an integral Zanussi dishwasher. There is a useful island unit and two cupboards, one accessing the boiler and the other providing space for the tumble dryer and washing machine. The first floor is equally impressive with a spacious galleried landing and a Velux rooflight to the rear, and the principal bedroom being situated at the back of the property, having a window to the rear overlooking the village roofline and garden and a further Velux window providing extra light. There is a range of bespoke built in wardrobes providing storage and a panelled oak door to a well appointed ensuite shower room, which is fully tiled and has a large walk in oversized shower cubicle, rectangular sink upon a vanity unit with storage beneath, matching WC and Velux window. There are two remaining bedrooms both of which are situated on the front elevation which are generously proportioned and have part vaulted ceilings, one of which also has a useful built in storage cupboard. The third bedroom has a dual aspect with windows to the front and rear and a part vaulted ceiling. Both these bedrooms are served by a fully tiled and well appointed family bathroom which has a shower over the bath, and an attractive vanity unit with a Corian surface and inbuilt sink, matching WC and tiled floor.

### Outside

The property is approached via a drive which in turn leads to an extensive area of parking to the rear which is partly gravelled and paved, before providing access to the single cart lodge. The gardens are a true delight and offer year round interest and privacy. There are also attractive wrought iron gates and railings leading to a paved path which provides access to the front door.

The front garden is particularly appealing having a mature beech hedge to the front aspect, a variety of trees including Crab-apple and Rowan and a neatly clipped evergreen box hedge adjacent to the path with evergreen planting. Side access is also granted to the rear garden which is a true delight, benefiting from its south-easterly aspect and offering a high degree of privacy. Immediately to the rear of the house there is an attractive paved terrace, positioned to take advantage of the afternoon sun. Beyond this are large expanses of lawn flanked by herbaceous borders, well stocked with a variety of shrubs and plants, providing year round interest and colour. Of particular note is an attractive topiary bay-tree, and a flowering cherry. To the rear of the garden there is a garden storage shed and a second gate giving access to the oak-framed cart- lodge. An area of hard-standing for family cars is conveniently close by the rear entrance.

The well presented accommodation comprises:

Three bedrooms, with en-suite to principal bedroom

Dining room	Garden room
Sitting room	Kitchen
Family bathroom	Ground-floor cloak-room
Enclosed gardens	Close to local Primary School

Oak framed cart-lodge and off-road parking for up to five cars

### 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:

The drive is shared and responsibility is shared in three equal proportions.

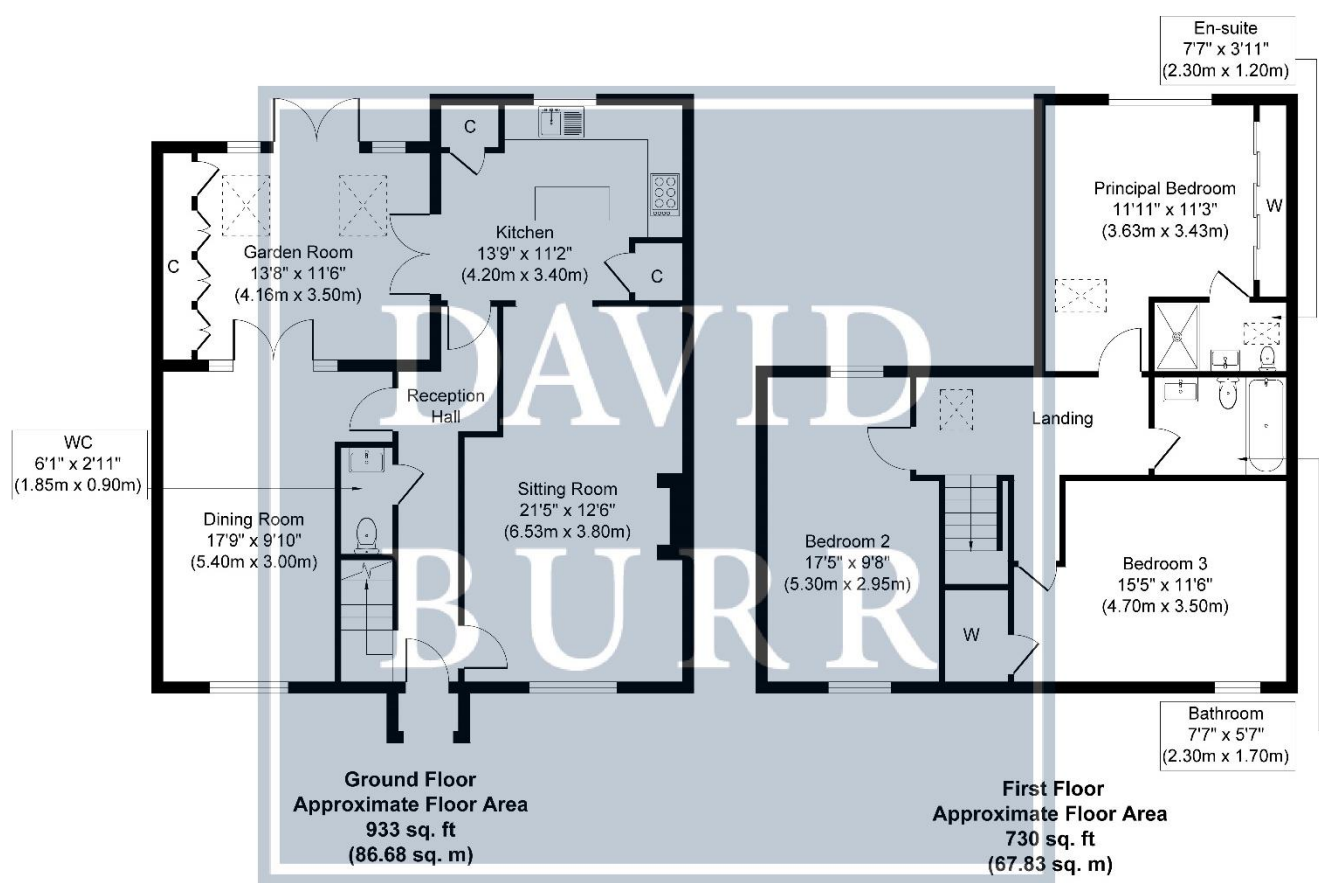












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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: D

Tenure: Freehold

Broadband speed: up to 66 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](http://DAVIDBURR.CO.UK)

## Contact details

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