



STOCKS, 21 QUEEN STREET

Castle Hedingham, CO9 3HA

Guide price £850,000

**DAVID
BURR**



Stocks, 21 Queen Street, Castle Hedingham, CO9 3HA

Stocks is a wonderful village residence with a superb five window range Georgian façade, and beautiful canopied entrance porch. The house, which is grade II listed, is principally of timber and rendered elevations with a substantial Victorian brick addition forming two wings in a half 'H' shape. The house including the garage conversion provides approximately 3,300 sq ft of varied and highly adaptable accommodation over two stories which is delightfully balanced by a large, partially walled south facing rear garden, with the overall plot measuring approximately 0.35 of an acre. Particularly impressive when viewed from the south east rear elevation, Stocks is a lovely family house imbued with significant and flexible accommodation fused together over the centuries, into a fascinating and unique historical house.

The gardens also incorporate a swimming pool with ancillary equipment, and in 1980 permission was granted for the erection of a double garage at the foot of the garden with access from Sheepcot Road. The property does require modernisation, however the house has remained within the same family since 1967, and it is with a heavy heart that our clients are selling.

A wonderful double column leaded concave tent porch, with ornately scalloped cornice and substantial eight panelled door leads to a large reception hall. From this room there are further panelled doors leading to an inner lobby, the sitting room, dining room and a ledged timber door providing access to the cellar. Stair flight featuring ornate handrail ascending to first floor level, access to rear garden and passageway through to utility room. The inner lobby provides a useful storage area and there are two further doors, one providing access to the study which features a fireplace with ornate surround and large sash window to the front. The additional door provides access to a living or garden room with two windows to the front elevation and sliding patio doors providing access to the rear garden and patio area.

The sitting room is a wonderful space with lovely high ceilings, cornicing, a fireplace with ornate fire surround, windows to side and south elevation and French doors providing access via herringbone step to the rear patio. There are also very useful built in furniture including a display cabinet with cupboards below and open shelved display cabinets with cupboards below. The dining room is a very well proportioned room with high ceiling, two wonderful sash windows to the front, a useful built in storage cupboard and doorway through to the utility room.

The utility room has a double drainer sink with storage cupboards, and from this room there is access to an inner lobby, and doorway to a wet room within which there is a cupboard housing modern Worcester boiler. From the inner lobby there is a stair flight leading to a mezzanine level and the rear bedrooms on the south side, a doorway providing access through to a very well proportioned walk in store with additional understairs storage cupboard and substantial safe, and a doorway to the outside. Access to the kitchen/breakfast room. this room incorporates counter tops to two sides, drawers and cupboards, matching wall units in light oak with sink top, space for a dishwasher (we understand the dishwasher will remain), oven and gas hob. Very useful walk in larder, cupboard and bow window to the side and window to the rear.

The main landing is subdivided into two primary sections and they in turn provide access to the principal three bedrooms. There are two extremely well proportioned bedrooms, one to the front of the property and the other on the south side, both with large sash windows and useful built in storage cupboards.

There are two further bedrooms accessed from the principal landing; a large double bedroom and cot room with fitted wardrobes which would be an ideal dressing room. Separate WC and bathroom with deep built in airing cupboard. Two further bedrooms are located to the rear of the house, being a large double bedroom with windows to two elevations and a spacious single bedroom. An additional bathroom serves these two rooms, and access can be gained through this bathroom to the front of the house.

Outside

A horseshoe driveway sweeps to the house and currently provides parking for several vehicles. The rear gardens commence a substantial patio which extends across the south and south western side of the house. There is establish and quite wonderful fig tree planted and rose boarders also hosting a variety of flowers and shrubs. From the patio and to the side of the living room is very useful and well proportioned external storage room with double doors and adjoining general store. The gardens are primarily lawned and interspersed by various flowers, shrubs and trees including fruit trees such as pear, apple and plum. The gardens are retained by a lengthy red brick wall along the south western side and secreted within the garden are two timber storage sheds.

The swimming pool is retained by picket fencing and we understand is of fibreglass construction (installed circa 1973). There is a small timber pool building with filtration equipment and electric water heater, although we understand the water heater is no longer functional. The gardens are mature and very private. They enjoy a particularly sunny orientation and provide a wonderful recreational space for this superior village house.

Agents notes:
Please note that the title is unregistered.

The well presented accommodation comprises:

Five Bedrooms	Study
Potential Dressing room	Dining room
Three bathrooms	Utility room
Large entrance hall	Lovely south facing gardens
Kitchen/breakfast room	NO ONWARD CHAIN

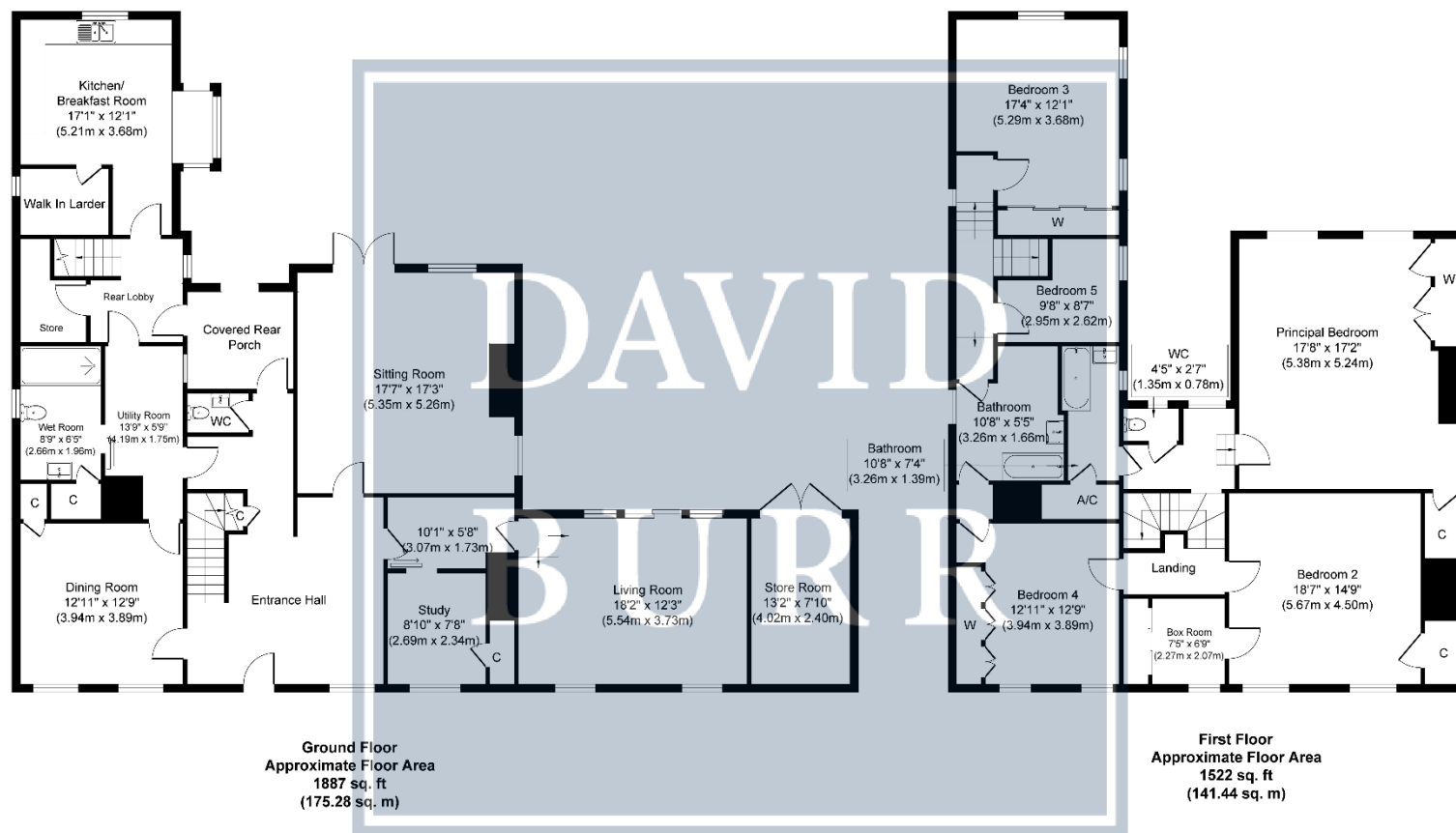
Location

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, primary school 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





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: N/A Council tax band: G

Tenure: Freehold Listed ID: 1338044

Broadband speed: up to 1000 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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