



DOULTON LODGE

Pottery Lane, Castle Hedingham, CO9 3EU

Guide price £535,000 to £550,000

DAVID
BURR



Doulton Lodge, Pottery Lane, Castle Hedingham, Essex, CO9 3EU

Situated in the historically significant village of Castle Hedingham, an individually designed bungalow, located along a delightful and peaceful lane, offering superb living space which belies its modest exterior appearance, The property features a unique and highly impressive interior incorporating a fabulous sitting room, and infinitely flexible accommodation. The current owner has carried out numerous improvements during his tenure, and Doulton Lodge was immaculately presented at the time of our inspection. Located within a short stroll of the village centre, Doulton Lodge is a distinctive and exclusive home which beautifully combines the virtues of convenience, adaptability and tranquillity.

The entrance porch provides access to a recently refitted cloakroom, and thence doorways through to the sitting room and dining room. The dining room is a particularly characterful room overlooking the garden, and the sitting room with the high ceilings and large red brick chimney with log burner provides a cosy yet very well proportioned room. The sitting room is the hub of the home, with the main living spaces all radiating from here, access to the rear garden patio, as well as the first-floor bedroom via the open wooden staircase.

The unique first floor room which could be a lovely study features double aspect windows including facing south west, allowing light to flood in for most of the day.

From the sitting room a doorway leads to a hallway, which in turn provides access to three potential bedrooms, including the principal bedroom with a delightful, recently re-fitted en-suite and very a impressive contemporary wet room.

A sizable dual aspect kitchen is located adjacent to the dining room. It has been cleverly designed to maximise the amount of work space and features dual aspect windows. From the kitchen a hallway leads to two further rooms, one of which was the former garage. These rooms could be permanent bedrooms, guest bedrooms, or work rooms.

The block paved driveway could provide parking for up to four cars. The rear garden is retained by an ancient wall along the northern boundary and wooden fencing along the other, making the garden secure for children or animals. The garden features a stretch of lawn and two patio seating areas, the principal area being located behind the sitting room, embellished with flower and slate covered borders. This outdoor space is private, offers a great social space for gatherings and barbeques.

The well presented accommodation comprises:

Entrance porch and cloakroom	Four further bedrooms
Dining room	Study
Sitting room	Contemporary wet room
Kitchen	Private gardens and parking

Principal bedroom suite

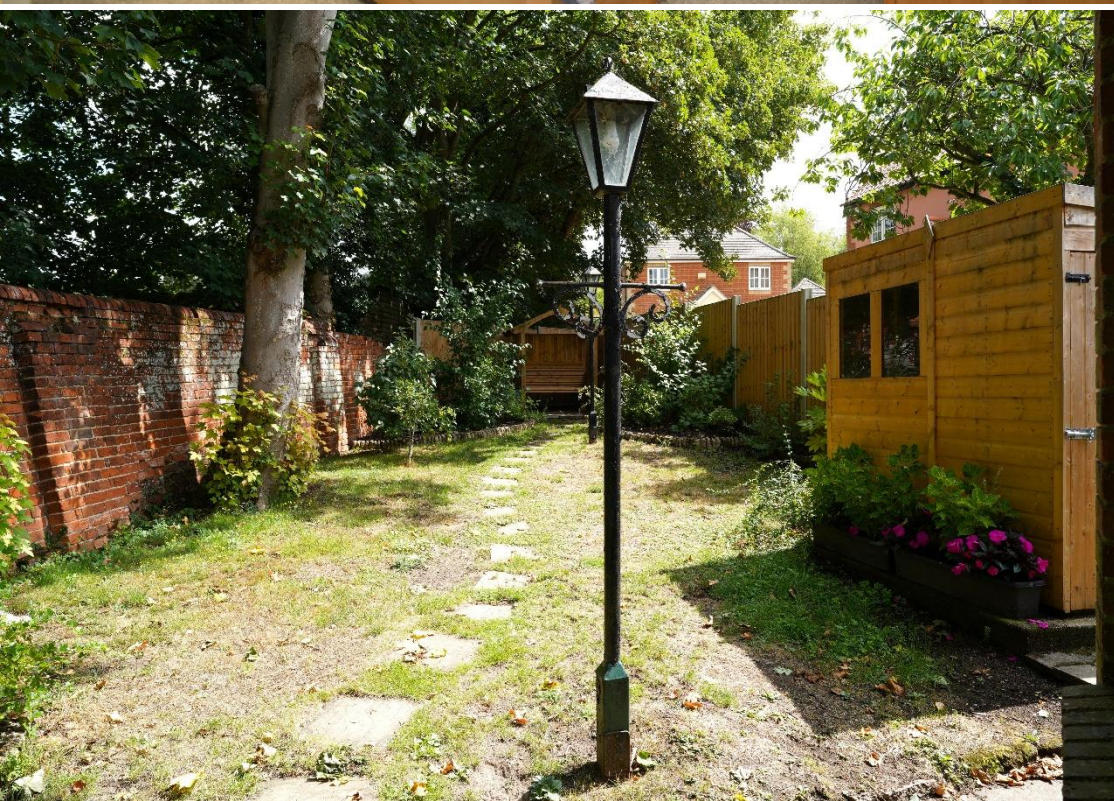
Agents notes:
There is an easement for access over the private lane to the property.

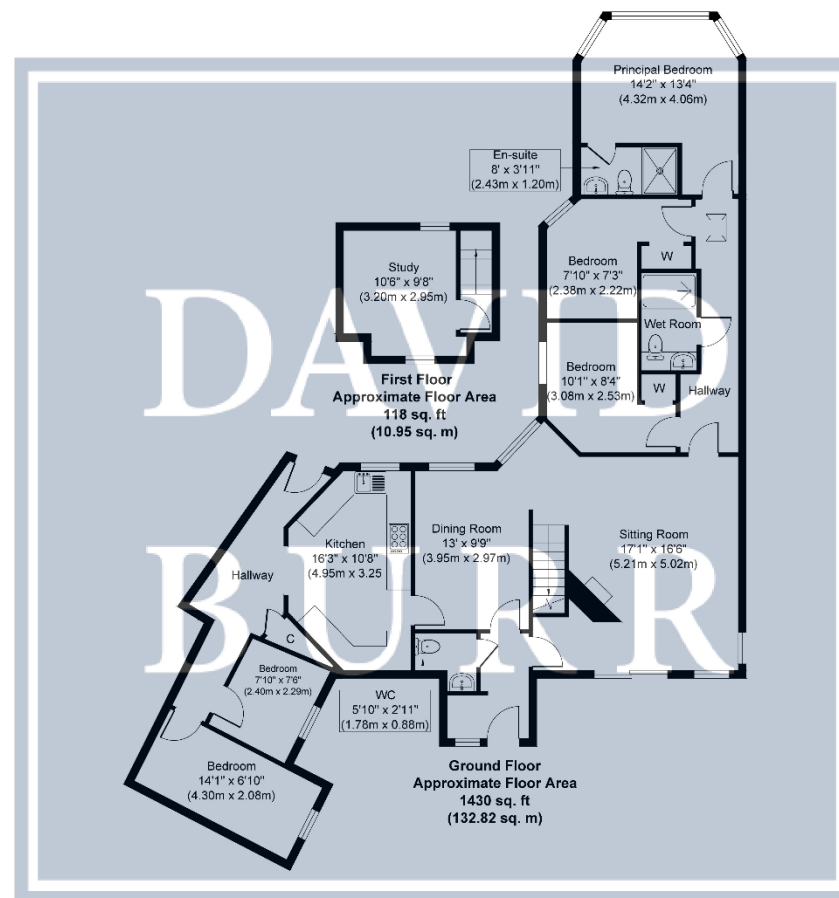
Location

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. EPC rating: D Council tax band: E

Tenure: Freehold

Broadband speed: up to 80 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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