



WEDGWOOD

Pottery Lane, Castle Hedingham, Halstead, Essex, CO9 3EU

Guide price £450,000

DAVID
BURR



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Occupying a secluded position along a delightful lane, a mere stroll from the village centre but with an almost semi-rural feel, Wedgwood is a deceptively well-proportioned semi-detached house which has been substantially extended to the rear. The property features versatile accommodation suited to family use or possible multi-generational occupation with excellent potential for further adaptations and alterations. NO ONWARD CHAIN.

In addition to the potential of the building itself, the property also occupies a wonderful and equally spacious plot with parking for numerous vehicles and an oversized detached garage. The gardens are secluded and being south facing are yet another desirable element, of this appealing house.

More contemporary style houses are rarely available within the village centre, and Wedgewood is offered for sale for the first time in 35 years with no ongoing chain.

The property is approached via a lengthy driveway which curves its way through a generous and secluded front garden with green house and mature shrub borders. The driveway opens out around the front of the house and allows access to the detached garage.

French doors provide access via a porch to the entrance hallway, which in turn allows access to the principal ground floor rooms and the first floor via an open tread stair case. To the left-hand side of the house is the sitting room with fireplace and gas fire (untested), and French doors opening to the conservatory. A bathroom is centrally located and to the right of the building is the kitchen, and at the front the dining room which could serve as an additional bedroom if required.

The kitchen features plenty of counter top space, storage cupboards and a small pantry cupboard containing the gas boiler. From the kitchen a side door provides access to a large open room which incorporates part of the pitched roof extension and a small section of flat roof with light tunnel. loft storage and door back out to the front driveway. This area features French doors to the garden, links to the remaining ground floor rooms, and could be incorporated as a large open plan kitchen, subject to engineer's specifications and building control approval.

An inner hallway follows, and allows access to a cloakroom, kitchen and thence to a bedroom. This entire area could offer independent living.

To the first floor there are two nicely proportioned bedrooms, both with eaves cupboards and the potential to enlarge through alteration. A bathroom supports the sleeping accommodation and a very pleasant gallery style land links the three rooms.

Exterior:
The rear garden is almost completely secluded, south facing and features an expansive patio area retained by picket style fencing. A large external cupboard provides useful storage and the deep oversailing eaves of the extension create a veranda running alongside the building, and supported by four king posts.

The remaining areas of the garden are on a slight incline but have previously been landscaped and are healthily stocked incorporating a large lawned area and steps up to further screened section with mature trees.

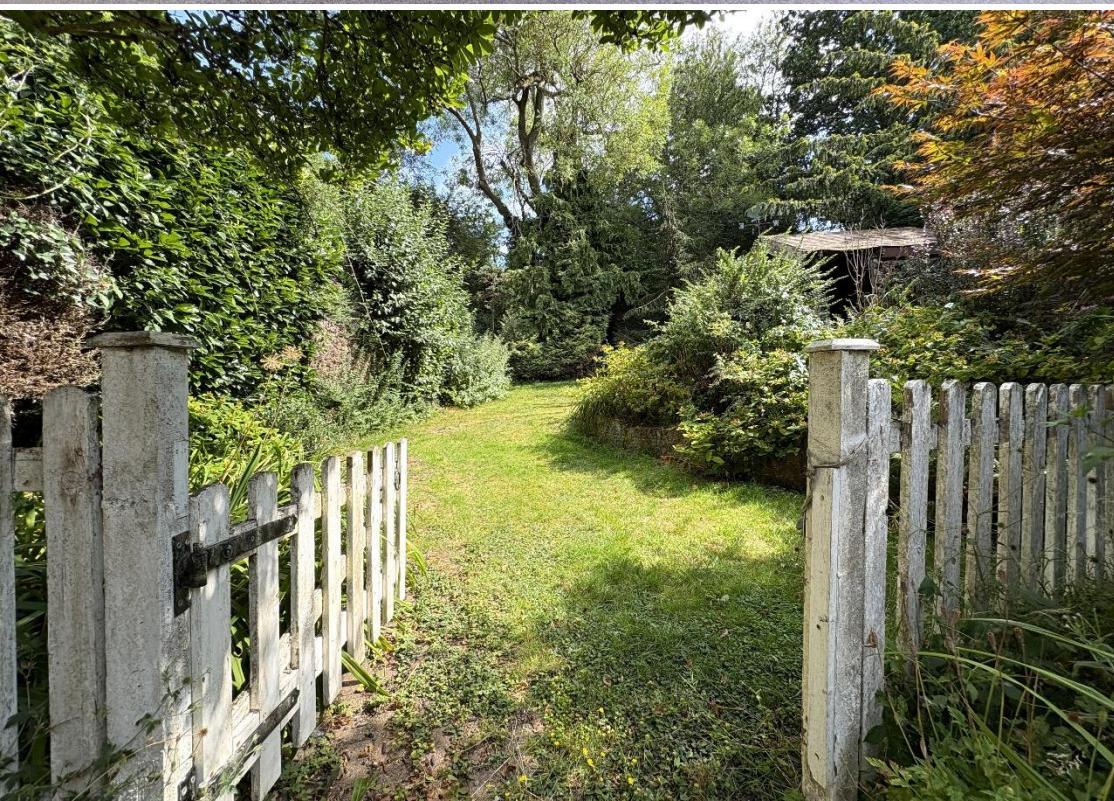
The well presented accommodation comprises:

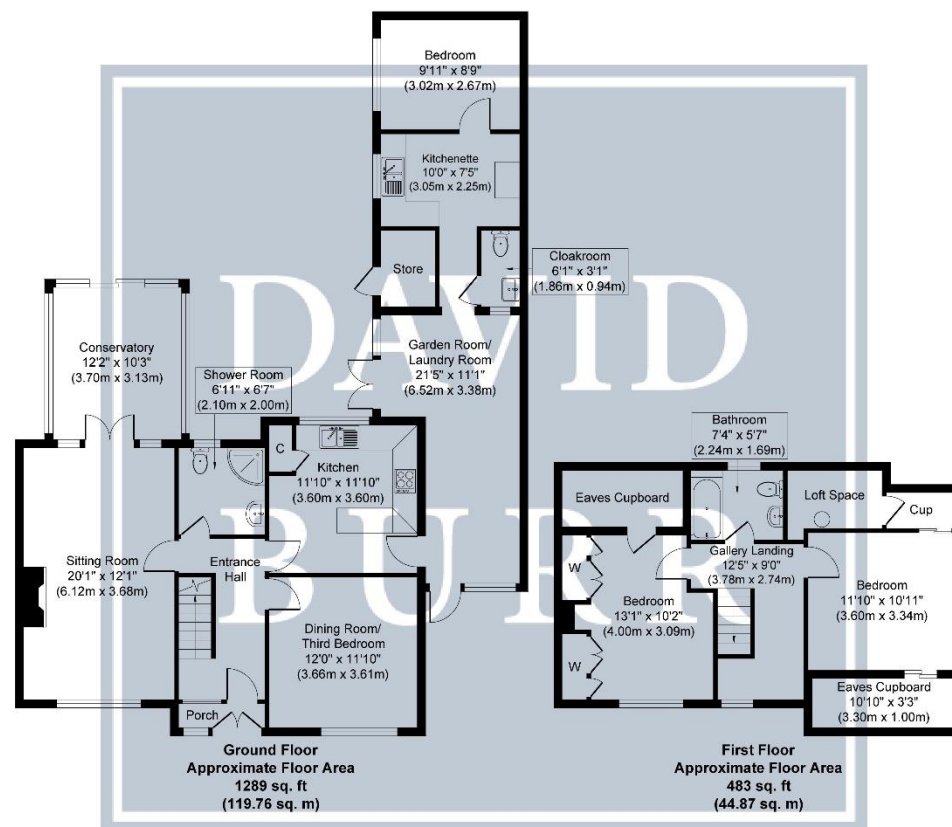
Three/four bedrooms	Sitting room
Dining room/bedroom four	Garden room/Laundry room
Conservatory	Detached garage
Ground floor Shower room	South facing secluded gardens
Ground floor bedroom or study	

Agents note;
The property does require some modernisation. A public foot path to the right hand boundary could allow an alternative access to the rear garden, should the need arise.
It is understood that tree preservation orders exist within the boundary.

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 and post office, St Nicholas parish church, two pubs, tea-room, tennis courts, doctors’ surgery, a cricket field, primary school and playing fields, and a newly opened restaurant. 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: D

Council tax band: E Broadband: ADSL

Tenure: Freehold Construction type: Standard

Conservation area: Yes

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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