



St. Peters View, Sible Hedingham, Halstead CO9 3PL

welcome to

St. Peters View, Sible Hedingham Halstead

**** GUIDE PRICE £475,000 - £500,000**** A four/five bedroom family home situated in the well serviced village of Sible Hedingham. The property offers a stunning open plan kitchen, three reception rooms, and two ensuites, as well as a family bathroom.

Woodmans Cottage

Beautifully presented four/five bedroom family home in the highly sought-after St Peters View development, Sible Hedingham. Offering over 2,300 sq ft of versatile, contemporary living space, this home features three reception rooms, a stunning open-plan kitchen/dining/family area with bi-fold doors leading out to a private rear garden with side access, and a garage. Owned solar panels help significantly reduce electricity bills, and the property is EPC rated B-perfect for modern family life. Arranged over three spacious floors, the property combines generous proportions with high-quality finishes, including solid oak doors and high quality stain resistant carpets throughout. From the welcoming entrance hallway, the front door leads into the upper ground floor which has access to the lounge, a fifth bedroom currently utilised as a study, cloakroom, and garage, with two staircases providing access to the lower ground and first floors.

Lower Ground Floor

The lower ground floor is the heart of the home, featuring a spectacular open-plan kitchen, living and dining area-perfect for entertaining. The kitchen has a stylish range of units, granite worktops, integrated appliances, a central island with breakfast bar and feature pendant lighting overhead. Bi-folding doors open onto the private garden, flooding the space with natural light. There is a large separate utility room with matching cupboards, sink and granite worktop. There is plumbing for separate washing machine and tumble dryer. Finally, there is an additional reception room, currently utilised as a playroom. There is underfloor heating throughout the lower ground floor, and useful under stair

storage

Upper Ground Floor

The upper ground floor offers a generously sized lounge with a Juliette balcony overlooking the garden, creating a bright and relaxing retreat. There is a further large under stair cupboard to maximise storage space. Also on this floor is a versatile fifth bedroom, currently utilised as a study, perfect for home working, alongside a cloakroom and internal access to the garage. The upper ground floor benefits from high ceilings which further enhances the space.

First Floor

Upstairs, the first floor boasts four well-proportioned double bedrooms and family bathroom. The principal bedroom benefits from an en-suite shower room, while bedroom two also has its own en-suite. Two further double bedrooms share the modern family bathroom and useful airing cupboard. From the first-floor landing, there is also access to a fully boarded loft, providing excellent additional storage or potential for conversion subject to planning.

External

Externally, the home features an L-shaped driveway providing off-road parking for multiple vehicles and leads to the integral garage. The private rear garden, with convenient side access via a gate enjoys a desirable north-west aspect, offering excellent afternoon and evening sunshine. A generous patio area is ideal for family gatherings and flows onto the lawn, play area and shed. Outside power, water and lighting to the terrace.





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St. Peters View, Sible Hedingham, Halstead

- Four/five bedroom family home
- Over 2,300 sq ft of living space
- No Onward Chain!
- Stunning open-plan kitchen/dining/family area with bi-fold doors leading out to private rear garden
- Two of the five bedrooms have their own en-suite, plus additional family bathroom

Tenure: Freehold EPC Rating: B
Council Tax Band: F

guide price

£175,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HST108309 - 0009

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