



THE OLD VICARAGE

Castle Heddingham, Halstead, CO9



CLASSIC GRADE II* LISTED HOME SET IN BEAUTIFUL SURROUNDINGS

The Old Vicarage, a distinguished Grade II* listed home, offers picturesque views of the castle and church, retaining elegant 18th-century symmetry and notable later enhancements by the Earl of Wilton.

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Local Authority: Braintree District Council

Council Tax band: G

Tenure: Freehold

Guide Price: £1,750,000

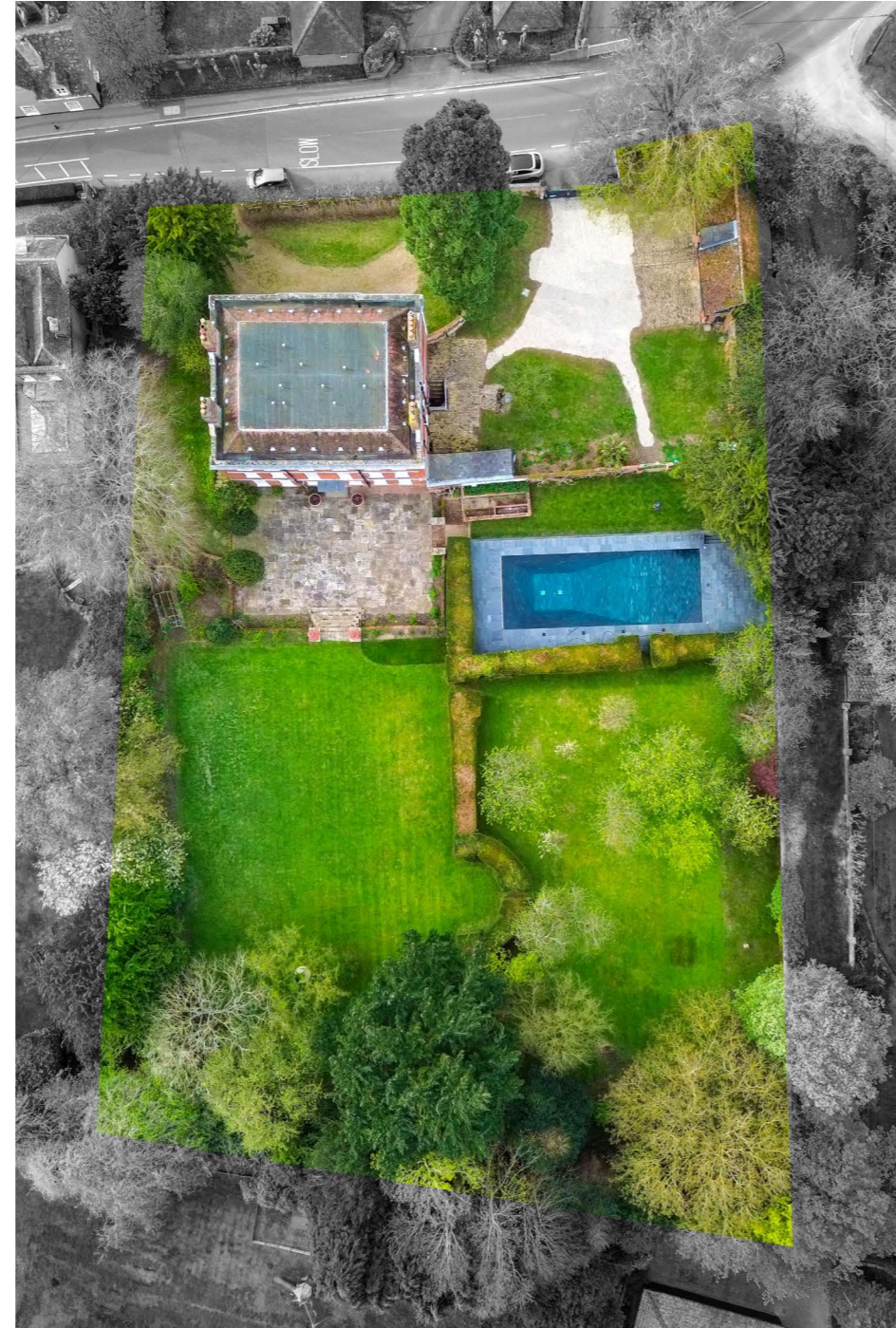


THE LOCATION

The Old Vicarage is situated close to the heart of Castle Heddingham, one of Essex's most admired conservation villages and described by John Julius Norwich in *The Architecture of Southern England* as "ravishingly pretty." The village provides a charming selection of amenities, including local shops, welcoming pubs, a doctor's surgery, and a primary school.

Further shopping and services can be found in Sudbury, Halstead, and Colchester, while secondary education is available in nearby Sible Heddingham. Two independent schools are also located in the neighbouring village of Gosfield.

For commuters, excellent transport links include rail services to London Liverpool Street from Braintree or Witham, as well as convenient access to the A12 at Witham and the M11 via the A120 at Braintree.







THE PROPERTY

The Old Vicarage is a distinguished Grade II* listed residence with picturesque views of the castle and church. Built in the early 18th century for a local wool merchant, it retains its remarkably intact symmetrical façades and striking central columned porch. Praised by Pevsner as “the best classical brick house,” it later passed to the Earl of Wilton, who oversaw significant 1990s renovations.

Inside, elegant, well-proportioned rooms centre on a grand reception hall once used for gatherings of local weavers. The ground floor features interconnected drawing and sitting rooms, a dining room opening to the kitchen/breakfast room, a cloakroom, a utility, a boot room, and vaulted cellars. The first floor offers four principal bedrooms, three en suite; the second floor provides four additional bedrooms and three further bathrooms.

A full-width basement includes a vaulted gym, billiard room, bar, and extensive storage.





THE OUTSIDE

The Old Vicarage is approached by an elegant in-and-out carriage drive, lined with a tall pollarded hedge and bordered by sweeping lawns. A magnificent Wellingtonia and a graceful, curved brick wall create a charming sense of arrival. A secondary entrance with automated timber gates leads to a generous gravel parking area.

Within the grounds, a characterful brick-and-tile coach house offers a guest cottage and garage with ample storage. A gentle gravel path draws you past the contemporary heated pool to a peaceful seating spot in the former kitchen garden. Beyond, a soft grass walkway meanders through beautifully kept lawns, shaded by mature cherry, lime, and copper beech trees, before opening into an inner garden and orchard filled with pear, plum, quince, and apple trees, an idyllic place to wander and unwind.





THE OLD VICARAGE, CASTLE HEDINGHAM
 Approximate Internal Area Main House: 658m sq/ 7078 sq ft
 Cottage: 53m sq/ 566 sq ft
 Garage: 21m sq/ 224 sq ft
 Stores: 22m sq/ 234 sq ft
 Total: 753m sq/ 8102 sq ft



GROSS INTERNAL AREA
TOTAL: 713 m²/7,677 sq.ft
 BASEMENT: 167 m²/1,793 sq.ft, GROUND FLOOR: 190 m²/2,050 sq.ft
 FIRST FLOOR: 177 m²/1,905 sq.ft, SECOND FLOOR: 179 m²/1,929 sq.ft
 EXCLUDED AREAS: COTTAGE FIRST FLOOR: 46 m²/500 sq.ft, STORAGE: 23 m²/248 sq.ft
 GARAGE: 22 m²/239 sq.ft, COTTAGE GROUND FLOOR: 25 m²/265 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
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