



46 TIDINGS HILL

Halstead, Essex, CO9 1BW

Guide price £375,000 to £400,000

**DAVID
BURR**



46 Tidings Hill, Halstead, Essex, CO9 1BW

46 Tidings Hill is an immaculately presented Victorian town house enjoying a pleasant location on the south side of town and within easy reach of the extensive range of amenities on offer.

A panelled and ornately glazed door accesses the impressive reception hall which has herringbone oak flooring, deep moulded skirting boards, detailed cornicing and a ceiling rose and stairs rising to the first floor and an oak door with decoratively glazed leaded panels access the formal sitting room. This is a charming room and also has herringbone oak flooring, deep moulded skirting and detailed cornicing and a beautiful cast iron Victorian fire grate with a granite hearth provides a focal point along with a large bay window to the front giving views to the garden and an ornate cast iron radiator. An open arch from the reception hall accesses the family room/dining room which is a beautiful room with herringbone oak flooring, matching ceiling cornices and a contemporary fireplace with an oak lintel and granite hearth with an inset multi-fuel/log burner. French doors access a covered glazed entertaining area adding to the versatility of the accommodation and there is a useful understairs storage cupboard and a panelled oak door leading to a beautifully appointed cloak room which has black and white tiling, a wall mounted wash hand basin and matching WC.

The kitchen is situated to the rear of the property which has been recently refurbished and has attractive sage green shaker style units with integral appliances to include a Range cooker with extractor hood above, dishwasher, washing machine, one and a half bowl sink and an American fridge-freezer. There is attractive tiling to the floor, a dual aspect and a door to the covered entertaining area.

The stairs rise to an appealing galleried landing which accesses the bedroom and has a window giving wonderful roof scape views of the town. The principal bedroom is situated to the rear of the property and has a complete range of floor to ceiling bespoke fitted wardrobes providing extensive hanging and storage space and a panelled door leading to a second cupboard providing useful storage space. The second bedroom is situated to the front of the property and has views over the front garden and the town roof scape along with detailed ceiling cornicing and a ceiling rose. The third bedroom is situated to the rear of the house again with fine views over the town and the church in the distance and has appealing detailed cornicing and a ceiling rose, a dual aspect and a round port hole feature window.

The bedrooms are served by an immaculately presented family bathroom which has decorative tiling to the floor, panelling to dado height and a roll top claw foot bath with tiled enclosure and shower above, pedestal wash hand basin and matching WC and a useful cupboard which also houses the Worster gas fired boiler.

Outside

The property is approached via a cobbled path flanked by attractive low maintenance slate chipped areas which abut a mellow red brick wall. Steps then rise giving access to the front door beyond which is an expansive lawn which is flanked by well stocked herbaceous borders which boasts a variety of perennials and shrubs to provide year round colour and interest. Providing a focal point is a beautifully topiarised goblet bay tree, a circular holly tree to the periphery of the front garden.

The rear garden provides a high degree of privacy and has a gate from the front giving access and also from the parking area at the rear. It predominantly benefits from a west facing aspect and is of a split level nature and has been laid out with entertaining in mind. There is a covered terrace which can be accessed from both the kitchen and the family room/dining room which makes it ideal for entertaining beyond which is a large split level terrace which is flanked by low maintenance slate chipped areas. Steps then lead down to a large expanse of lawn which has a shrub border from the northerly elevation which is stocked with a variety of roses and a jasmine bush. There are two further topiarised trees providing a focal point and an area of astro turf to the rear.

The property benefits from a detached garage which is equipped with power and light in front of which is a generous parking area and to the rear of the garage is a useful area of hardstanding which can be used as storage.

The immaculately presented accommodation comprises:

Beautiful original features	Beautiful landscaped front garden
Modern finishes throughout	Covered terrace
Two reception rooms, one with a log burner	Detached garage
Three double bedrooms	Off road parking

Large corner plot & west facing garden

Location

Halstead is a popular market town with a good range of facilities including shops, banks, post office, public houses, restaurants, schools and St Andrews church. The nearby towns of Sudbury 7 miles and Braintree 7 miles provide further facilities including mainline station from the latter. Witham 13 miles and Kelvedon 11 miles and Braintree all provide rail links to London Liverpool Street. The A120 gives fast access to the M11 and Stansted Airport.

Access

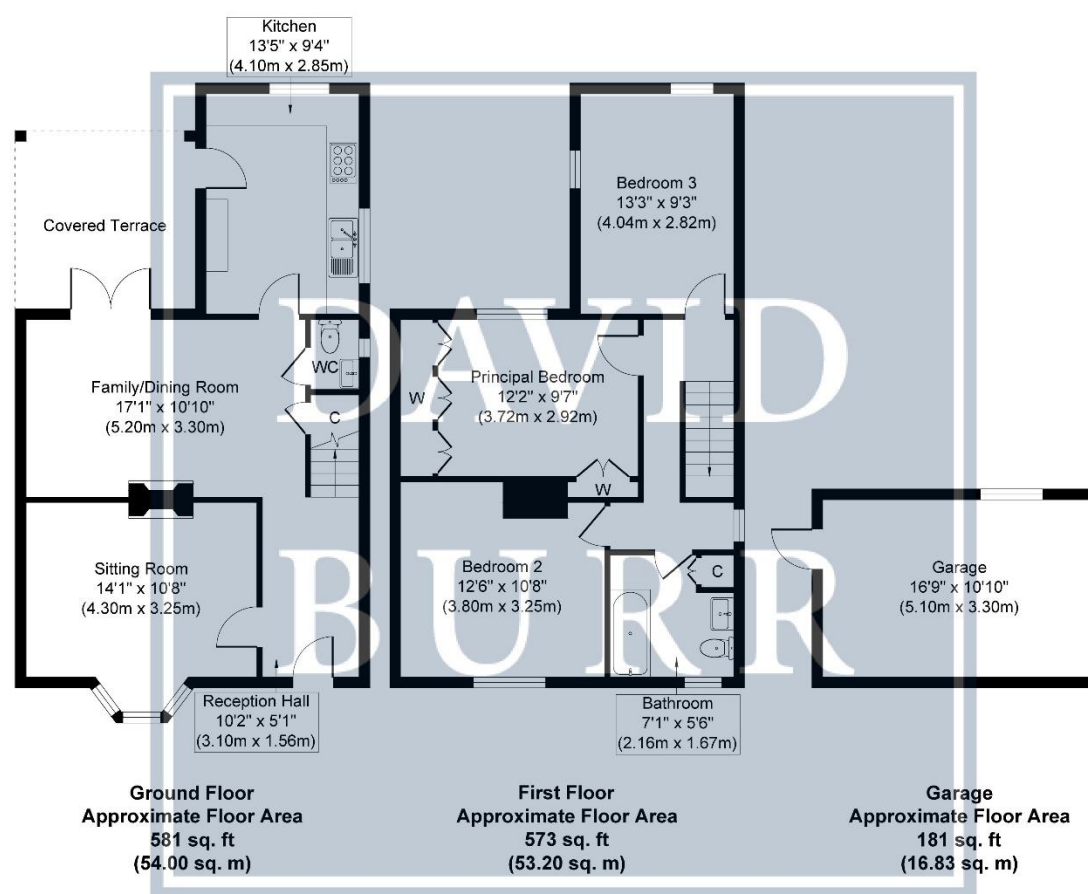
Sudbury 7 miles	Bury St Edmunds 25 miles
Braintree 7 miles	Braintree-Liverpool St – 60 mins
Colchester 10 miles	Stansted approx. 30 mins
Chelmsford 19 miles	M25 J27 approx. 50 min

Agents notes

The property did have planning permission for a substantial side extension; this has now expired. Planning ref: 20/00971/HH.







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: TBC

Council tax band: C Broadband: Fibre to the premise

Broadband speed: up to 1800 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

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