CHURCH COTTAGE, 3 CHURCH PONDS

Castle Hedingham, Halstead, Essex, CO9 3BZ

Guide price £285,000

DAVID BURR

BEKO

Church Cottage, 3 Church Ponds, Castle Hedingham, Halstead, Essex, CO9 3BZ

Church Cottage is a delightful grade II listed attached cottage, probably dating from the 17th century, occupying a central position within the village just on the boundary of St Nicholas church, which provides the property with a wonderful backdrop.

Conveniently positioned for all village amenities, the cottage is deceptively well proportioned when measured against similar homes within the immediate area, and features two spacious reception rooms and a cellar, with natural ventilation. Some modernisation combined with possible internal reorganisation would significantly enhance the property, which is offered for sale with no on going chain.

A delightful and healthily stocked garden offering natural privacy is retained by perimeter brick wall with hard landscaping which provides the access to Church Cottage, through a characterful timber door. The first room upon entry is the dining room, a very well proportioned area with distinctive brick floor, lovely high ceiling, lots of natural light and access to the kitchen and shower room.

Steps lead up to the sitting room which equally feels light and airy, with French doors leading to the rear courtyard and a wide opening, which forms the way through to an area which could be enjoyed as a snug, but certainly an area of repose.

The sitting room features a fireplace, focal to the room, with brick surround and timber bressummer, and a further entrance door, infrequently used, hides behind a curtain and rail. From the snug there is a door way and steps descending to the cellar, and a folding door with stairs ascending to the first floor. The cellar is a surprisingly proportioned and useful space with natural ventilation, some fitted shelving and power and light available.

The first floor landing could accommodate a small study desk, thus provide an area to work, and from the landing there is access to the main bedroom and thence the second bedroom which features its own internal WC. facility.

The rear courtyard garden is orientated to south and retained by brick wall It offers privacy and of course wonderful views of the church and surround.

The well presented accommodation comprises:

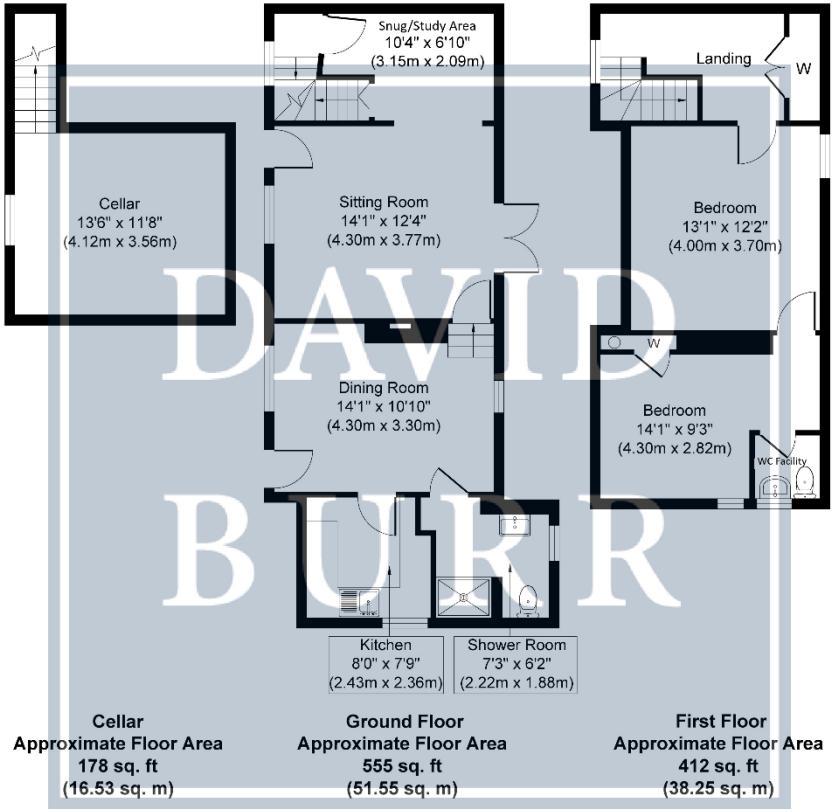
One/two bedrooms	Kitchen
Spacious landing	Shower room
Snug area	Delightful walled front garden
Sitting room with fire place	Courtyard style south facing rear garden
Dining room	

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, two pubs, tea-room, 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



Cellar
Approximate Floor Area
178 sq. ft
(16.53 sq. m)

Ground Floor
Approximate Floor Area
555 sq. ft
(51.55 sq. m)

First Floor
Approximate Floor Area
412 sq. ft
(38.25 sq. m)

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: C Broadband: Satellite

Tenure: Freehold Construction type: Timber framed

Conservation area: Yes Listed ID: 1122971

Broadband speed: up to 1000 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

Castle Hedingham	(01787) 463404
Long Melford	(01787) 883144
Clare	(01787) 277811
Leavenheath	(01206) 263007
Bury St Edmunds	(01284) 725525
Woolpit	(01359) 245245
Newmarket	(01638) 669035
London	(020) 7390888
Linton & Villages	(01440) 784346

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