



THE TOWER HOUSE

Lamb Lane, Sible Hedingham, Essex, CO9 3RT

Offers in Excess of £1,400,000

DAVID
BURR



The Tower House, Lamb Lane, Sible Hedingham, Halstead, Essex, CO9 3RT

Located within the sister village of historic Castle Hedingham, The Tower House is substantial country home of exceptional size and flexibility set along a quiet country lane with access to miles of bridleways for horse riding, and rural lanes for recreational cycling. Featuring delightful south facing gardens, a pool and tennis court, the property bestows a relaxed and versatile rural lifestyle within a picturesque Essex setting

Originally a mill house which now features a Georgian facade, the building dates from the 17th century, with later additions in the 18th and 20th centuries, the property occupies a wonderful setting along the boundary of a quiet country lane just to the periphery of the settlement of Sible Hedingham, with abutting countryside to the south and eastern boundaries. As mentioned, the accommodation has been significantly enlarged over the preceding centuries and would be more than comfortable for a family and cohabitating relatives, or two families to share.

Adjacent to the main house is the swimming pool, and just beyond, on the site of the old windmill is Tower House, a self-contained weather boarded cottage, providing additional guest accommodation. Courtyard garaging, stores and a barn are located parallel to the main house, and a hard surface tennis court is located just past the swimming pool. The Tower House is set within approximately 1.88 acres of delightful and tranquil south facing grounds featuring attractive formal gardens, woodland, lawns and superb views across abutting countryside. NO ONWARD CHAIN.

From the south facing sun terrace sited to the rear of the house, there is a stone step up to an entrance door framed by pillars and flat roof open porch. This leads through to a wonderful galleried reception hall way, which in turn features a staircase with lovely handrail and access through to the western and eastern sides of the building.

To the western side of the house the accommodation commences a cloakroom featuring hand wash basin and separate WC., thence the drawing room which is a delightful and well proportioned room with two sash windows and French doors providing access to the sun terrace, and facing south. The focal point of the room is the fireplace with ornate timber and marble surround, raised hearth and inset wood burner either side of which is shelving and cupboards. A further door from the drawing room leads to the library also featuring a sash window overlooking the sun terrace. A further doorway provides access to the garaging.

The inner hall diverges to the eastern side of the house and widens to provide access through to the study, breakfast room and kitchen. The study is imbued with charm and presents an impressive carved fireplace with surround and cast iron inset fire. In turn the study allows access to the original entrance hall with its glazed panelled door and pediment over. An impressive circular staircase rises to the first floor.

The breakfast room, which features a wonderful AGA cooker range, is open to the main part of the kitchen and also provides access via concealed stairs to the cellar. The kitchen features granite bevelled edged counter tops and matching upstands, classic shaker style units at both eye and floor level, Belfast sink and access through to a wonderful walk-in pantry fitted with granite counter tops and upstands and matching storage facilities. The kitchen thence links to the dining room with its delightful brick floor, door way to a utility room with space and plumbing for appliances and sink top and a boot room. Conjoining the dining room (and the original hall way) is a sitting room,

focal point of which is a fireplace with timber surround and inset log burner and large window overlooking the gardens to the east. From the sitting room a door way opens to a rather lovely orangery which overlooks Tower Cottage and provides access via French doors to the swimming pool and pool terrace.

To the first floor there are three double bedrooms located to the western side of the building supported by a bathroom facility. This is linked to the main part of the house by a galleried style landing overlooking the reception hall and in turn leads to an inner landing providing access to an independent shower room, nursery room and the principal bedroom. The principal bedroom overlooks the gardens to the eastern side of the building and features its own ensuite with roll top bath. From the principal bedroom there is a further landing and circular stair flight ascending to the ground floor From this landing there is not only access to a double bedroom but also and passage way via the circular staircase through to a further double bedroom and bathroom which are located to the south side of the building.

Outside

A broad gravelled drive arcs its way through the gardens and sweeps into an enclosed courtyard. Plenty of parking is afforded. The courtyard incorporates a cart lodge, garage, barn and stores. Adjacent, and on the south side of the house is a sheltered south-facing flagstone terrace, accessed via the kitchen, drawing room and reception hall. The terrace is retained by a redbrick wall and has steps to a semicircular path way and lawned gardens. To the east is an enclosed pool garden featuring a 'crinkle crinkle wall', inground pool and a flagstone surround. At one end is a brick and flint outbuilding containing a filtration plant.

The extensive lawns lie predominantly to the south and east. To the east is a walled vegetable garden which includes brick-lined pathways. Beyond is an avenue of lime trees leading to a sheltered area enclosed with hedging. Adjacent is a hard tennis court, shed and greenhouse. At the rear boundary the gardens are elevated with far-reaching valley views towards Southey Green. The gardens include many fine trees such as quince, beech, green oak and horse chestnut and in the far west corner is a copse with fruit trees.

Tower Cottage

Standing on the site of a former windmill is a detached two-storey weatherboarded cottage with living room/kitchen with exposed timbers, ground floor bathroom and stairs to a large bedroom with exposed timbers, timber-clad walls with elevated valley views to the south.

The well presented accommodation comprises:

- Extremely flexible accommodation
- Peaceful tree-lined location
- Wonderful historic origins
- South facing grounds of 1.88 acres (stls)
- Excellent ancillary outbuildings
- Detached guest cottage
- Tennis court and swimming pool

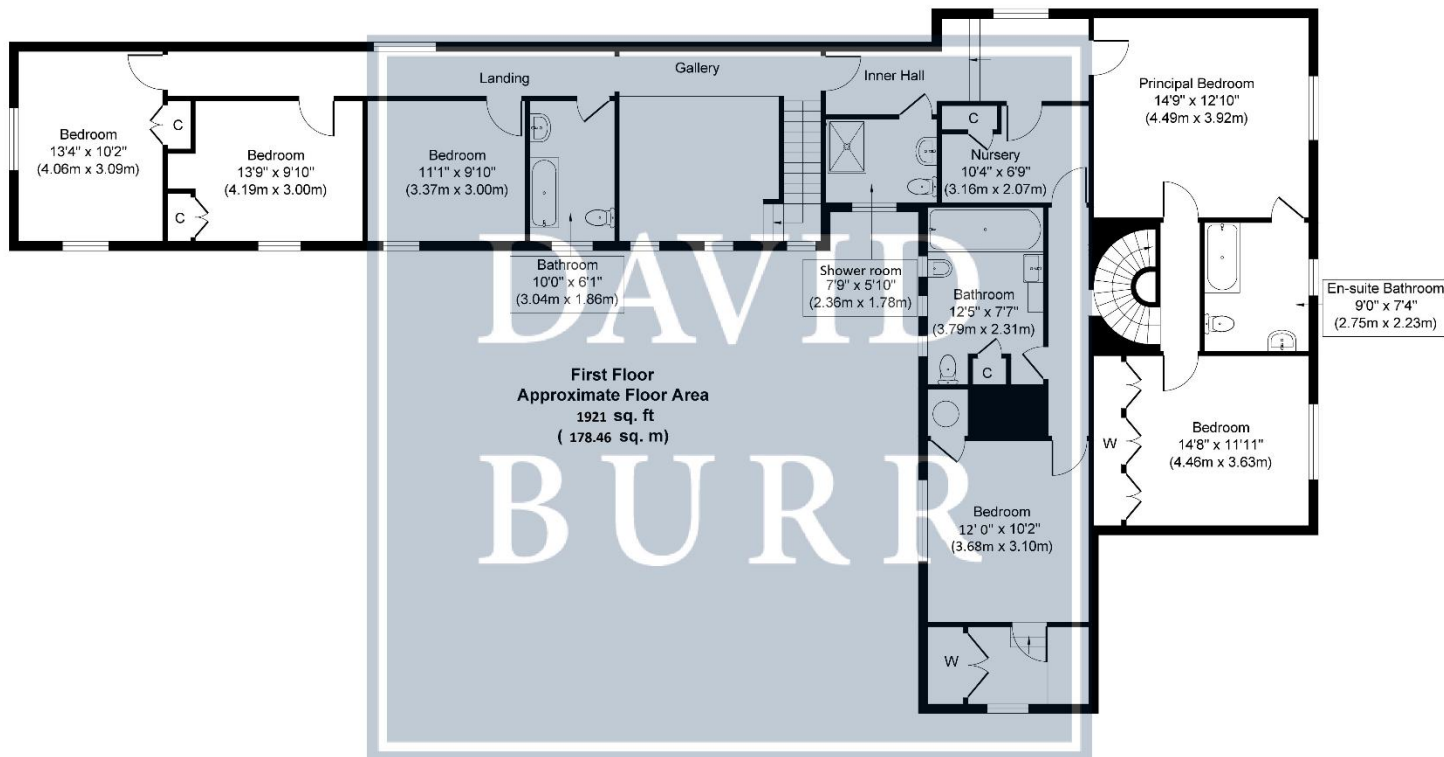
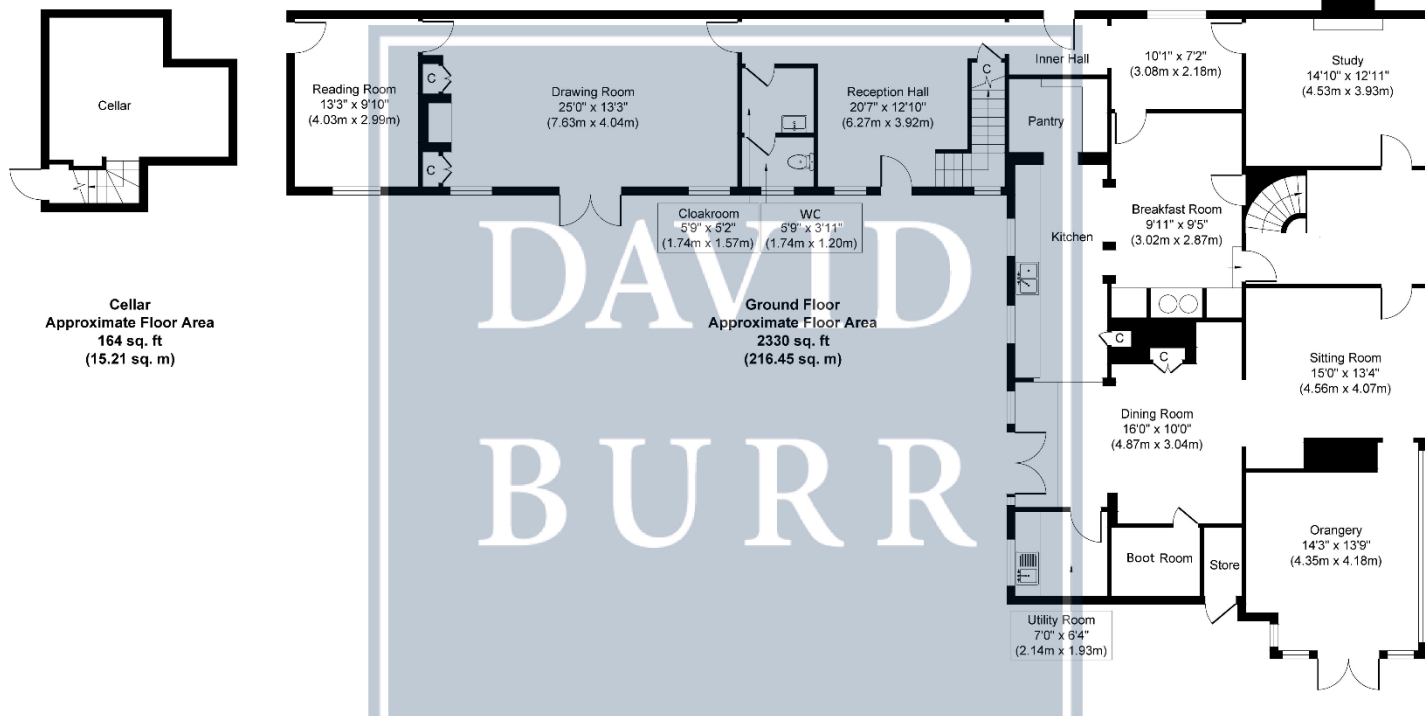
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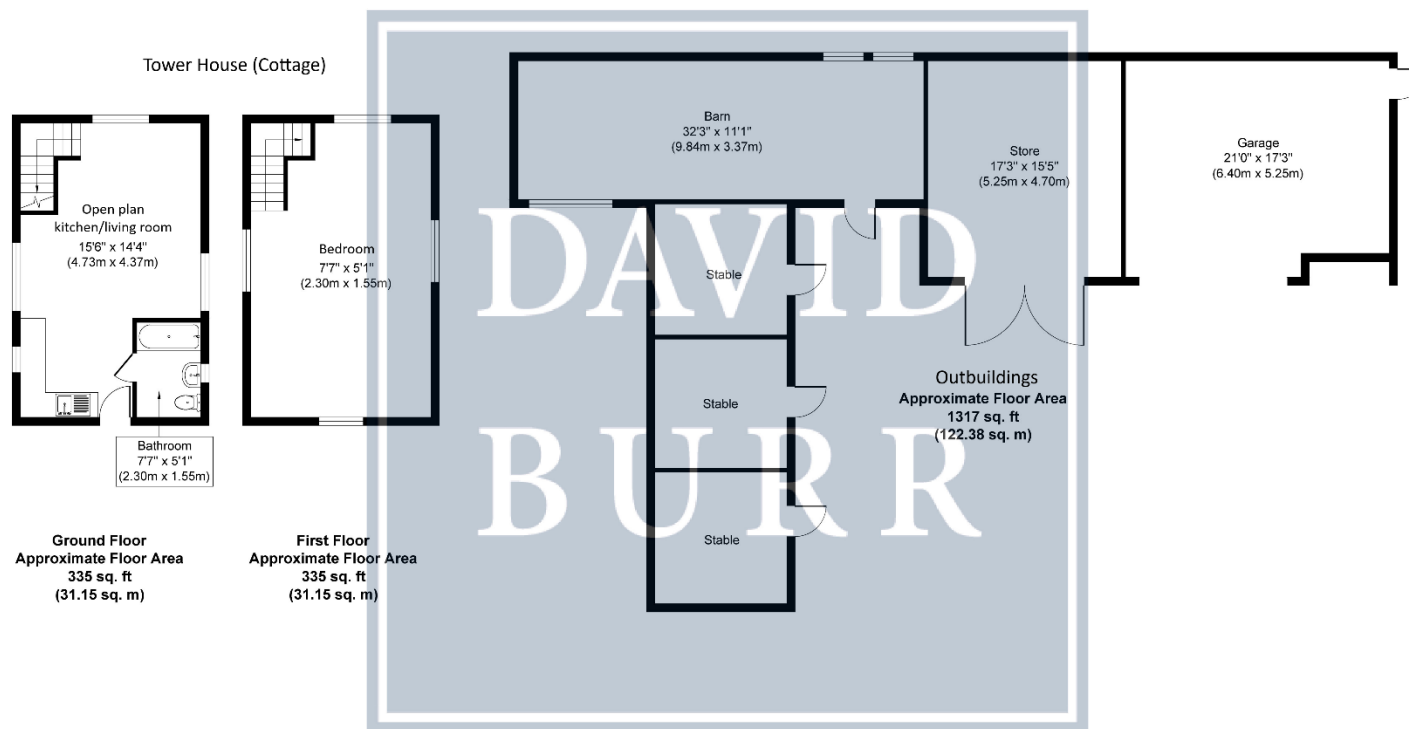
Braintree – Liverpool St 60 mins	Halstead 4 miles	Braintree 8 miles
Stansted approx. 30 mins	Sudbury 8 miles	M25 J27 approx. 50 mins











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 private drainage (septic tank)

Oil fired heating to radiators. EPC rating: N/A Council tax band: G

Tenure: Freehold List Entry Number: 1170082

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

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Bury St Edmunds (01284) 725525

Woolpit (01359) 245245

Newmarket (01638) 669035

London (020) 7390888

Linton & Villages (01440) 784346

Location

Sible Hedingham is a popular and well served village offering a wide range of amenities including many shops, post office, garages and schools, public house and the impressive Church of St Peters. The nearby market towns of Halstead and Sudbury provide for more extensive needs including rail connections to London Liverpool Street from Braintree, Kelvedon 12 miles and Witham 15 miles.

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