



**73 NUNNERY STREET**

Castle Hedingham, Halstead, Essex, CO9 3DP

**Guide price £795,000**

**DAVID  
BURR**



## 73 Nunnery Street, Castle Hedingham, Halstead, Essex, CO9 3DP

73 Nunnery Street is a substantial detached Edwardian family home enjoying an excellent position in this highly regarded and sought after North Essex village. The property is immaculately presented throughout and is a credit to the current owners and offers an exceptionally stylish and versatile family home with accommodation arranged over three floors.

An oak front door with glazed panel opens to the impressive reception hall which has stairs rising to the first floor, oak effect flooring, picture rails, detailed skirtings and architraves and oak doors leading to all the principal reception rooms. The dining room is situated to the front elevation of the property and is a particularly well-proportioned room and has an attractive feature fireplace with a carved oak surround, mantle, tiled hearth and inset fire grate. There are detailed picture rails, window surrounds and architraves. The sitting room is situated to the rear of the property and has a square arch opening to a stunning oak framed garden room which has a fully vaulted ceiling, wonderful views to the grounds and countryside beyond and there is a fireplace with a granite hearth and oak mantle with an inset wood burning stove. The garden room has attractive travertine flooring and French doors leading to an extensive terrace making it ideal for large scale entertaining.

The garden room is linked to the kitchen breakfast room via a useful inner hall and a square arch accesses the kitchen breakfast room. This is a beautifully appointed room with a Velux window and another window overlooking the garden and is extensively fitted with a range of floor and wall mounted units, with beech worksurfaces, twin sinks and integral appliances to include a dishwasher, double oven, fridge/freezer and there is appealing oak effect flooring.

A glazed and panelled door leads to a particularly useful rear lobby which has an oak door accessing the side of the property and provides ample coat and boot hanging space. The second door accesses the beautifully appointed downstairs cloakroom which is tiled to dado height and has a rectangular sink with vanity unit beneath, matching WC and a travertine tiled floor. A second door from the lobby accesses the integral garage which provides useful storage space which houses a hot water cylinder and also has plumbing for a washing machine.

The first floor is equally appealing and attractive with a large galleried landing and a window giving views to the street. The principal suite is situated on the east elevation of the property and benefits from a dual aspect and has high ceilings and deep moulded skirting boards. A square arch opens to a particularly useful dressing room which has a window to the rear providing wonderful views to the garden and a second door accesses the lavishly appointed en-suite bath/shower room which is fully tiled, has an oval ended bath set within a tiled plinth, a large oversized walk-in shower cubicle, a sink with storage beneath and a matching WC.

There are two further bedrooms on the first floor, one situated to the rear of the property with a window overlooking the garden which is particularly well proportioned and has appealing feature such as picture rails, moulded skirting boards and an attractive original cast iron fireplace with oak lintel above. The second bedroom is situated to the front elevation and has a dual aspect and again features the same appealing features to include picture rails, moulded skirtings and an attractive original cast iron fireplace. These two bedrooms are served by a lavishly appointed family shower room which is fully tiled, has a rectangular sink set within a quartz worktop with storage beneath and a matching WC.

Stairs rise from the first floor to the second floor which is beautifully appointed and comprises a spacious fourth bedroom which has two Velux windows providing far reaching countryside views and the fifth bedroom is situated to the front elevation which has wonderful views along Nunnery Street with rolling countryside in the distance. These two bedrooms are served by a beautifully appointed and fully tiled bathroom which has a bath with shower attachment above, a vanity unit with a Corian worktop and sink and a matching WC and attractive tiling to the floor. The current occupants use one of the bedrooms on the second floor as a useful home office.

### Outside

The property is approached via a paved entrance drive which leads to an extensive area of gravel providing parking for numerous vehicles which in turn leading to the integral garage. To the east side of the garage there is a pair of double gates providing access to the rear and a laurel hedge to the front provides a high degree of privacy.

The rear garden is an absolute delight and benefits from a southerly aspect enabling it to take advantage of the all-day sun. Immediately to the rear of the house is an extensive sandstone terrace with attractive granite edging providing a superb family entertaining space. Adjacent to this on the east is a delightful gravel courtyard which has raised beds which house a variety of shrubs and roses which provide year-round interest and colour. The terrace is flanked by a lavender border beyond which is an extensive manicured lawn which is flanked by densely stocked herbaceous borders which provide year-round interest and colour. There are two appealing large specimen trees which provide focal points, a flowering cherry and a crab apple tree. To the rear of the lawn are two manicured borders with alliums and a variety of ornamental grasses beyond which is post and rail fencing and a five-bar gate leading to a paddock which has a number of specimen trees which provide pleasant shaded areas. Beyond the rear boundary is an attractive wooded area providing an attractive backdrop.

The immaculately presented accommodation comprises:

Stunning Edwardian village home	Four further bedrooms and two bathrooms
Immaculately presented throughout	Beautiful mature south facing grounds
Two reception rooms	Extensive parking
Stunning oak framed garden room	Integral garage
Principal suite and dressing room	In all about 0.45 acres (sts)

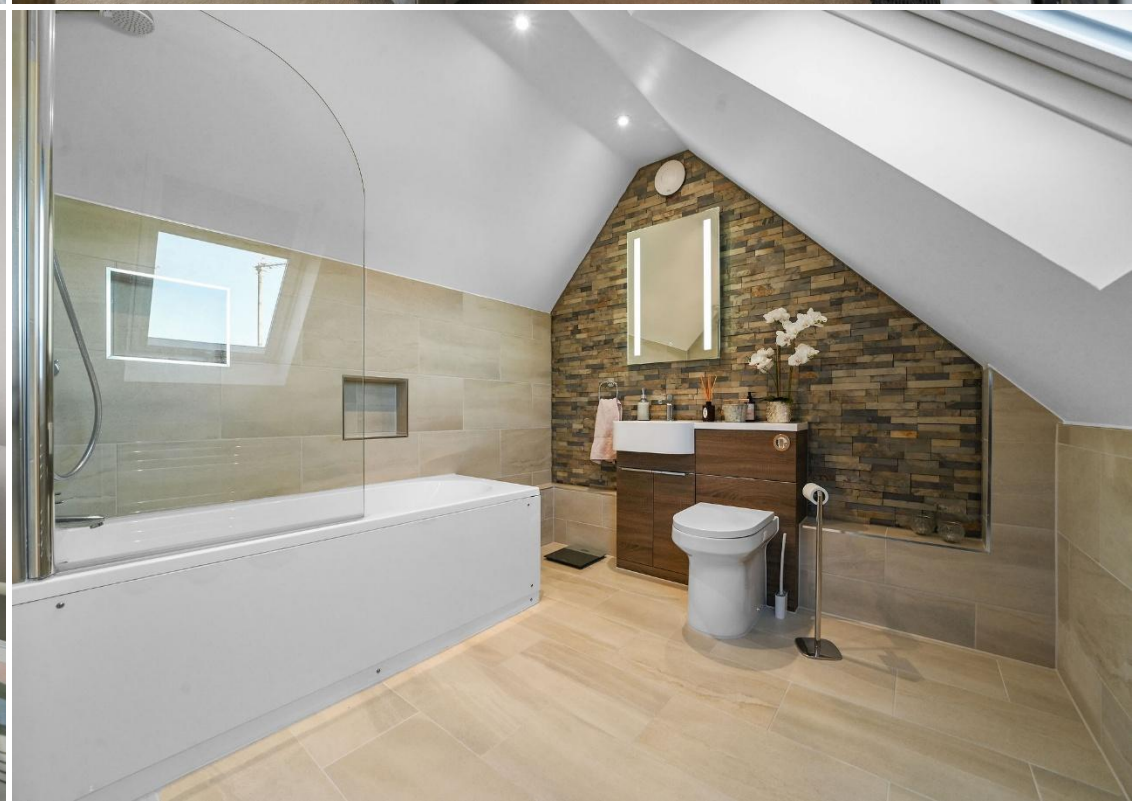
Agents notes:

The property comprises three land registry titles: EX 437539, EX 910961, and AA 11339.

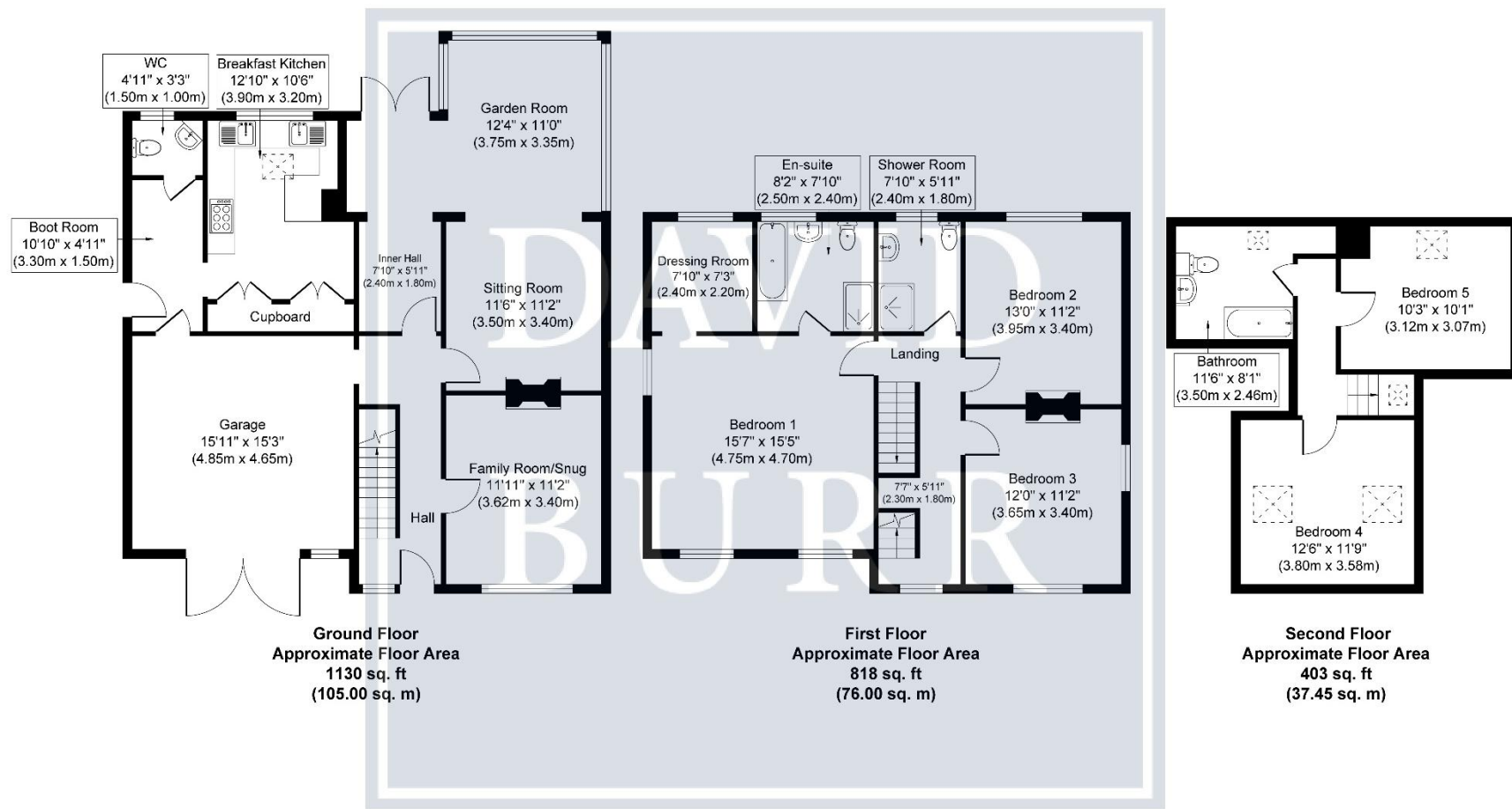
### Location

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.









### Additional information

Services: Main water, electricity and drainage

Gas fired heating to radiators. EPC rating: C

Council tax band: D

Broadband: Fibre to the premise

Tenure: Freehold

Construction type: Standard brick

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

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Leavenheath (01206) 263007

Bury St Edmunds (01284) 725525

Woolpit (01359) 245245

Newmarket (01638) 669035

London (020) 7390888

Linton & Villages (01440) 784346

### 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

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