

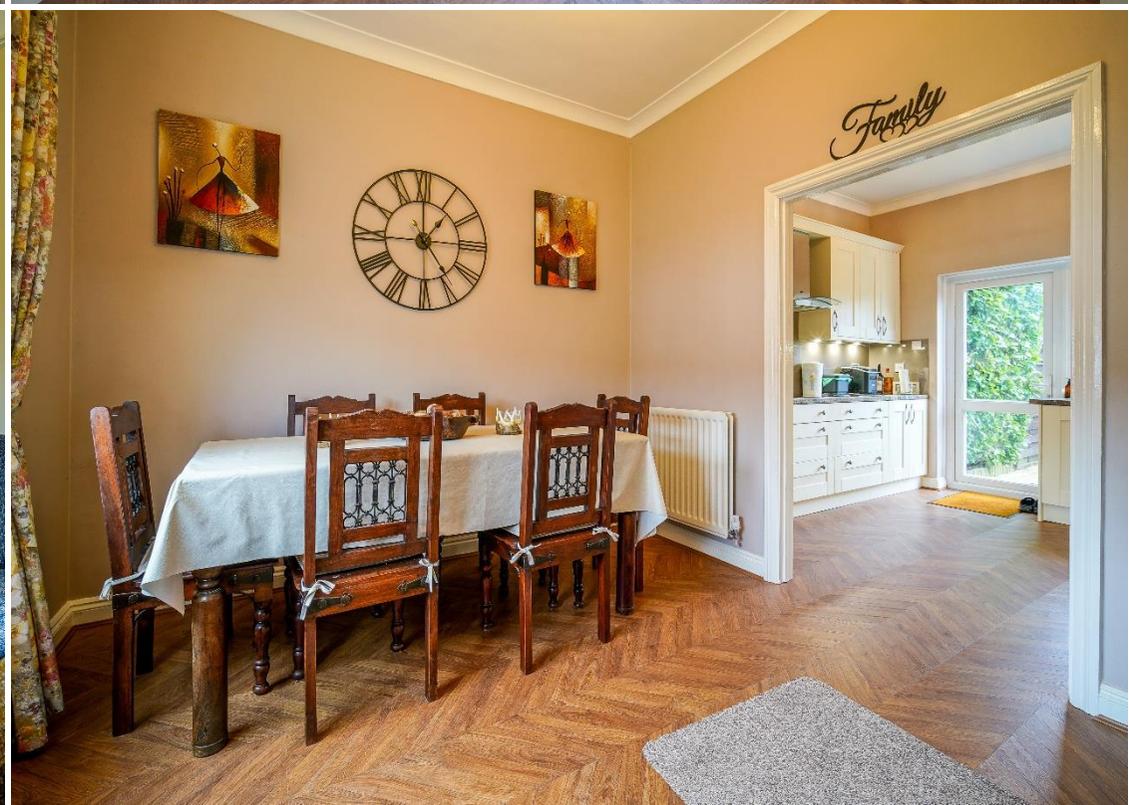


**141A SWAN STREET**

Sible Hedingham, CO9 3PP

**Guide price £375,000**

**DAVID  
BURR**



## 141A Swan Street, Sible Hedingham, Halstead, Essex, CO9 3PP

A deceptively well proportioned and architecturally interesting modern three bedroom attached house, occupying a private and unique mews setting of four houses, conveniently located a short stroll from essential village centre amenities. The property is of attractive brick facing elevations with decorative inserts, under a slate covered roof and parapet walls. The ground floor accommodation is very striking and features 2.9m ceiling heights, amplifying the feeling of exceptional space throughout this level, the sitting room being particularly impressive with an abundance of room for sofas and furniture and natural light emanating from two elevations. There is a separate dining room, and attractive well-equipped kitchen, two bathrooms and a very large principal bedroom.

A part glazed entrance door opens to a very spacious 'L' shaped entrance hall. Within there is an understairs storage cupboard, stair flight rising to the first floor level and doors to the sitting room, ground floor bathroom, utility room and dining room. Herringbone effect floor covering which extends through to the utility room, sitting room and also into the dining room. On entering the dining room there is an immediate sense of space which is amplified by the generous ceiling heights of approximately 2.90 metres. There is a window to the front and an opening (suitable for double doors if required) which leads through to a very appealing kitchen. The kitchen features counter tops to three sides and an enamel type sink. There are shaker style door fronts to cupboards and drawers at both floor and eye level, integrated appliances include a dishwasher, refrigerator, double electric oven and an induction hob with a stainless steel canopy extractor hood over. Window and door to rear and there is also a door to the utility room. Within this utility room is mounted the wall mounted Baxi gas boiler and central heating time switch, a small sink and space for appliances including washing machine, tumble dryer and refrigerator. Double and single wall units and a window to the rear.

The sitting room is a delightfully spacious area with windows to both front and rear. Fireplace with inset Dimplex log effect electric fire. The shower room features a large quadrant style shower cubicle with Tritan shower unit, low level WC, hand wash basin with drawers below and useful fitted storage cupboards. Tiled floor area, vertical style radiator and window to the rear.

To the first floor there are three bedrooms and a bathroom. The principal bedroom is of exceptional size with space for furniture and arm chairs and windows to both front and rear. The second bedroom is a well proportioned room with space for furniture to two sides of the room and a king sized double bed if required. Window to the rear. The third bedroom is a single sized room with a window to the rear. The bathroom features a bath with mixer tap, hand basin with cupboard and drawers below and a low level WC. The landing is galleried in style with timber balustrades and a window to the front.

### Exterior

The property is established within a private Mews setting. The front garden is lawned divided by a block paved pathway leading to the entrance door and retained by low brick walls. There is side access via a pathway to the rear garden. The rear garden has been landscaped for convenience and low maintenance and incorporates raised timber decked and paved patio in addition to stone covered areas. Raised flower and shrub borders. Within the garden there is an exterior tap and side access to the front of the property.

Opposite the house is a large garage with up and over type electrically operated door, side door, power and light connected, and exterior water tap. Access to the development from the highway is over a large block paved driveway. Each resident, based upon the Land Registry entries appears to own a defined share hence the parking potential.

The well presented accommodation comprises:

Three bedrooms	Spacious ground floor shower room
Large principal bedroom	First floor bathroom
Generous Sitting room	Impressive kitchen
Separate dining room	Village centre mews setting
Utility room	Double garage and parking

### Agents notes:

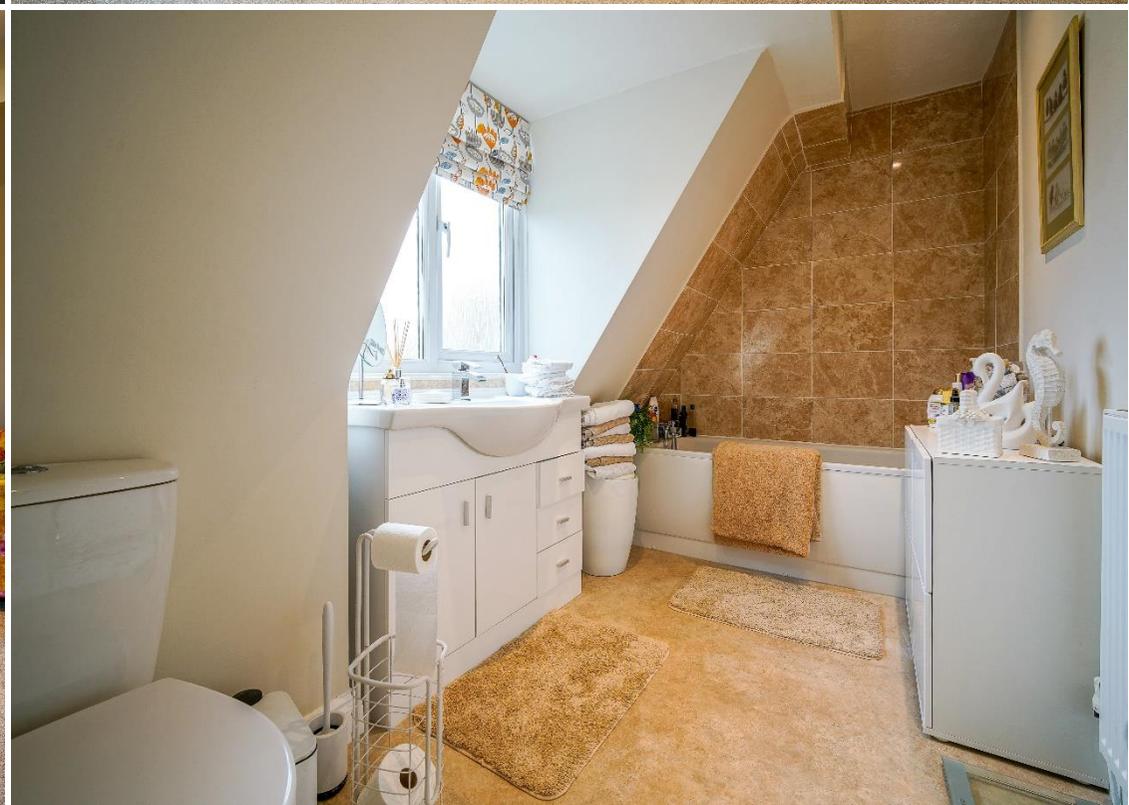
The property features a low maintenance landscaped rear garden.

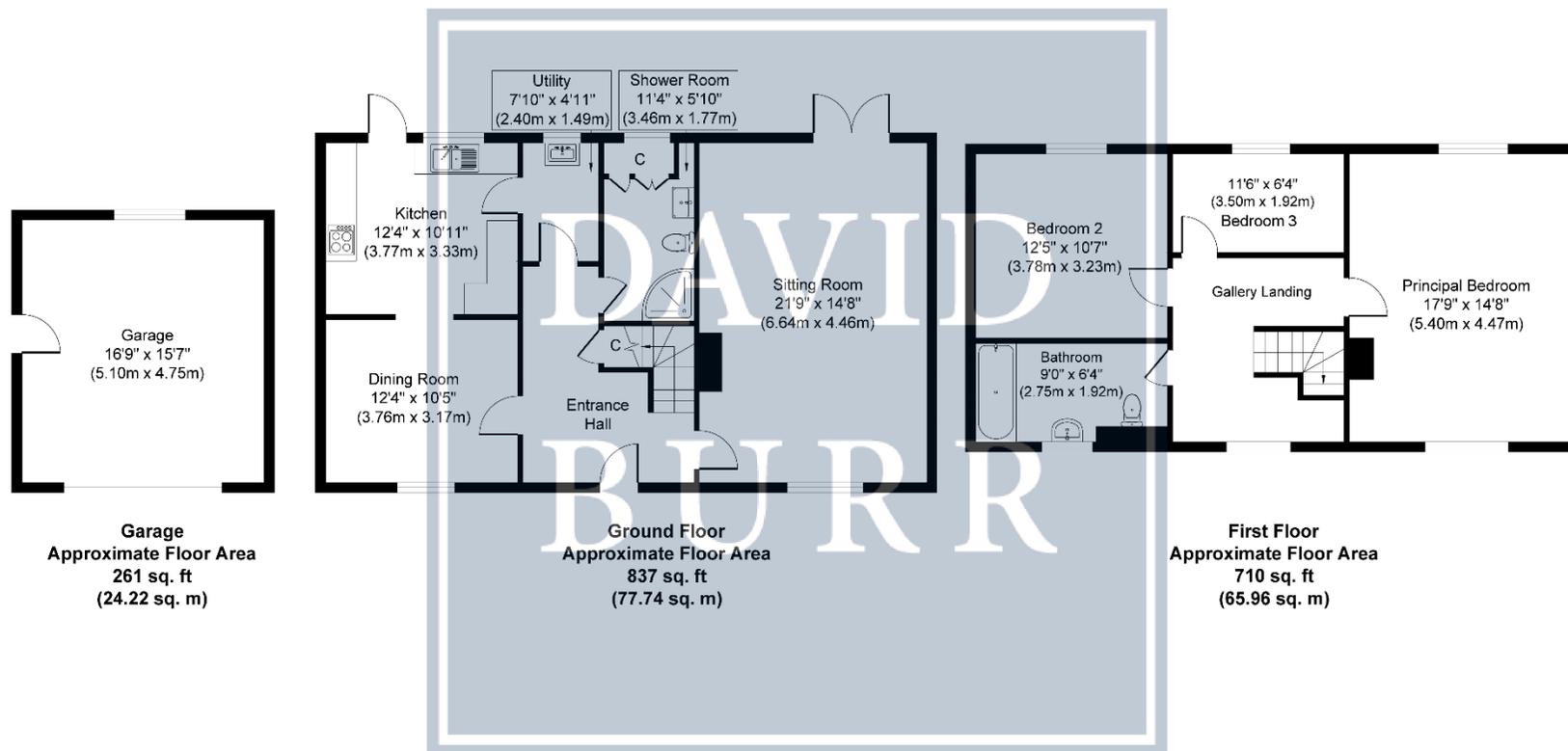
### Location

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.

### Access

Halstead 4 miles	Braintree – Liverpool St 60 mins
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 mains drainage

Gas fired heating to radiators. EPC rating: D Council tax band: D

Tenure: Freehold

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](http://DAVIDBURR.CO.UK)

### Contact details

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