



## SPUR COTTAGE, 7 ST JAMES STREET

Castle Hedingham, CO9 3EJ

Guide price £185,000

DAVID  
BURR







Spur Cottage, 7 St James Street, Castle Hedingham, Halstead, Essex, CO9 3EJ

This charming unlisted cottage enjoys a central location within this popular and well served village within easy reach of the wide range of facilities that are on offer. It offers light and airy accommodation with appealing sash windows to the principal elevations.

The sitting/dining room is generously proportioned, and benefits from a dual aspect, and has a door which accesses the stairs to the first floor. There is a well-appointed kitchen which has granite work surfaces and upstands and a range of integral ‘Bosch’ appliances to include an oven, hob, a fridge and extensive storage space, there is also attractive wood effect flooring. There is a useful understairs storage cupboard which houses the gas combi-boiler. The laundry room has a sink and plumbing for a washing machine and serves as a spacious utility room.

The first floor is equally appealing, with a generous double bedroom which has attractive street views of the village. This is served by a well-appointed bath/shower room, and a separate cloakroom.

Outside  
The property is approached by a wrought iron gate which accesses a pretty partly walled courtyard garden which is paved, and has a variety of shrubs and evergreens which provide interest and colour to make an ideal al-fresco entertaining space.

The well presented accommodation comprises:

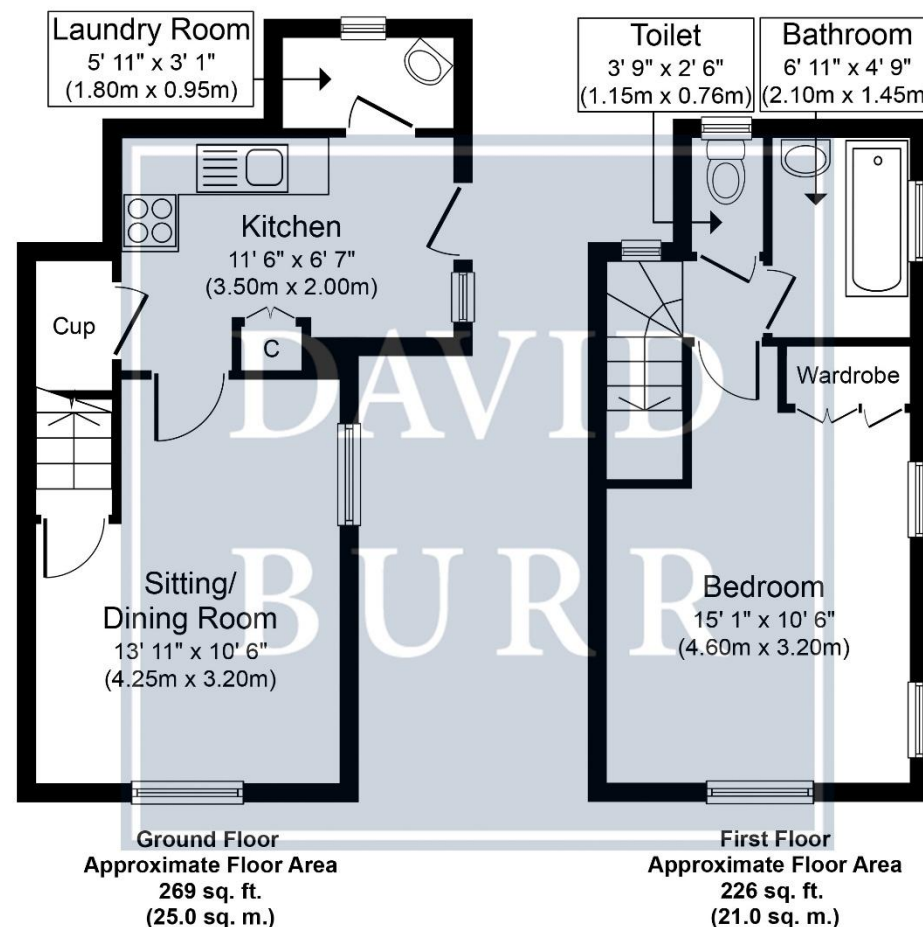
Sitting/dining room	Bath/shower room
Kitchen	Courtyard garden
Laundry room	Village location
One bedroom	On road parking

Agents notes:  
We understand that the wrought iron railings are listed but not the property itself.

Location  
Castle Hedingham, named after its famous Norman Keep, is a very pretty village containing a wealth of fine period houses and cottages. Local amenities include village shop, post office, St Nicholas parish church, 2 pubs, tea-room, restaurant tennis courts, doctors surgery, a cricket field 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 mainlines to London Liverpool Street.

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. 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: A

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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