



SUN VIEW COTTAGE, LAMB LANE

Sible Hedingham, Essex, CO9 3RT

Guide Price £775,000

**DAVID
BURR**



Sun View Cottage, Lamb Lane, Sible Hedingham, Halstead, Essex, CO9 3RT

Sun View Cottage is a deceptively spacious and delightfully presented five bedroom detached bungalow, providing flexible and adaptable accommodation, arranged over one level. The property is located along a quiet country lane in a semi rural position within Sible Hedingham, approximately a kilometre from village shops and within easy access of the A1017. A particular feature of the property is the well proportioned plot with lawned and private gardens spanning the front and side, and south facing orientation. A significant amount of parking is available in addition to a garage and large barn, ideal for storage of classic cars or entertaining. The current owners have more recently had the windows and bathroom suites replaced, and there are wood burning stoves in the sitting and dining rooms.

A five-bar timber gate and matching pedestrian gate allow access to a pea shingled driveway, and in turn a pathway across the front leading to the entrance door with canopy over. The entrance hall is light filled, covered with a travertine tiled flooring. Stained timber skirtings, matching architraves and timber doors also feature throughout the bungalow. From the entrance hall there is access to three double bedrooms, two of which have built in wardrobes and a luxury shower room featuring a quadrant Aqualisa shower with mounted and handheld shower attachments. Doorway from the entrance hall to the spacious light and airy dining room, the focal point of which is a brick-built fireplace with timber bressumer beam over, herringbone pattern hearth and inset wood burning stove. The dining room opens to a comprehensively fitted kitchen with matching base and wall units, preparation surfaces over and cutlery drawers, a large ladder store and dresser unit with glazed doors. There is space and plumbing for dishwasher and Rangemaster cooker with extraction hood above. A central island with base level storage units, one and a half sink units with mixer tap above and wine rack. The travertine flooring extends through the dining room into the kitchen and there are bi-folding doors opening to a private courtyard patio and garden area.

Off the kitchen/dining room is a sitting room, the focal point being a central brick fireplace with timber bressumer beam over, herringbone pattern hearth and inset wood burning stove. This again is a light and airy room with windows to two elevations including a substantial bay window with seat, overlooking the front south facing gardens.

Further door from the kitchen/dining room leads to the utility room housing oil fired boiler, matching base and wall units with space and plumbing for washing machine and dryer.

Continuing through the property to the rear hall with access to two further double bedrooms and the large family bathroom suite.

This features a large shower with mounted and handheld shower attachment and bath suite

The principal bedroom is a large room which has a high degree of privacy with access to a luxury en-suite shower room. Bedroom two is also of generous size and is set adjacent to the family bath and shower room suite.

Outside

From the driveway, there is access to a large barn via double doors with built in bar, providing an ideal space for entertaining or safe storage for vehicles such as classic cars, with light and power connected. Beyond, there is a further door to a rear storage/workshop area. Adjacent to the barn is a detached garage with double doors to front and light and power connected. The 'P' shaped shingled driveway provides parking for six or more vehicles.

The front garden features a pond with cascade and water pump, a variety of mature tree and shrubs and is retained by the road boundary by a brick wall and hedging. The gardens maintain a high degree of privacy and enjoy a south facing aspect. A timber gate provides access to the side garden and patio courtyard providing considerable privacy and further expanse of lawn with a timber shed and concealed oil tank. Access is provided across the rear of the property leading to the driveway.

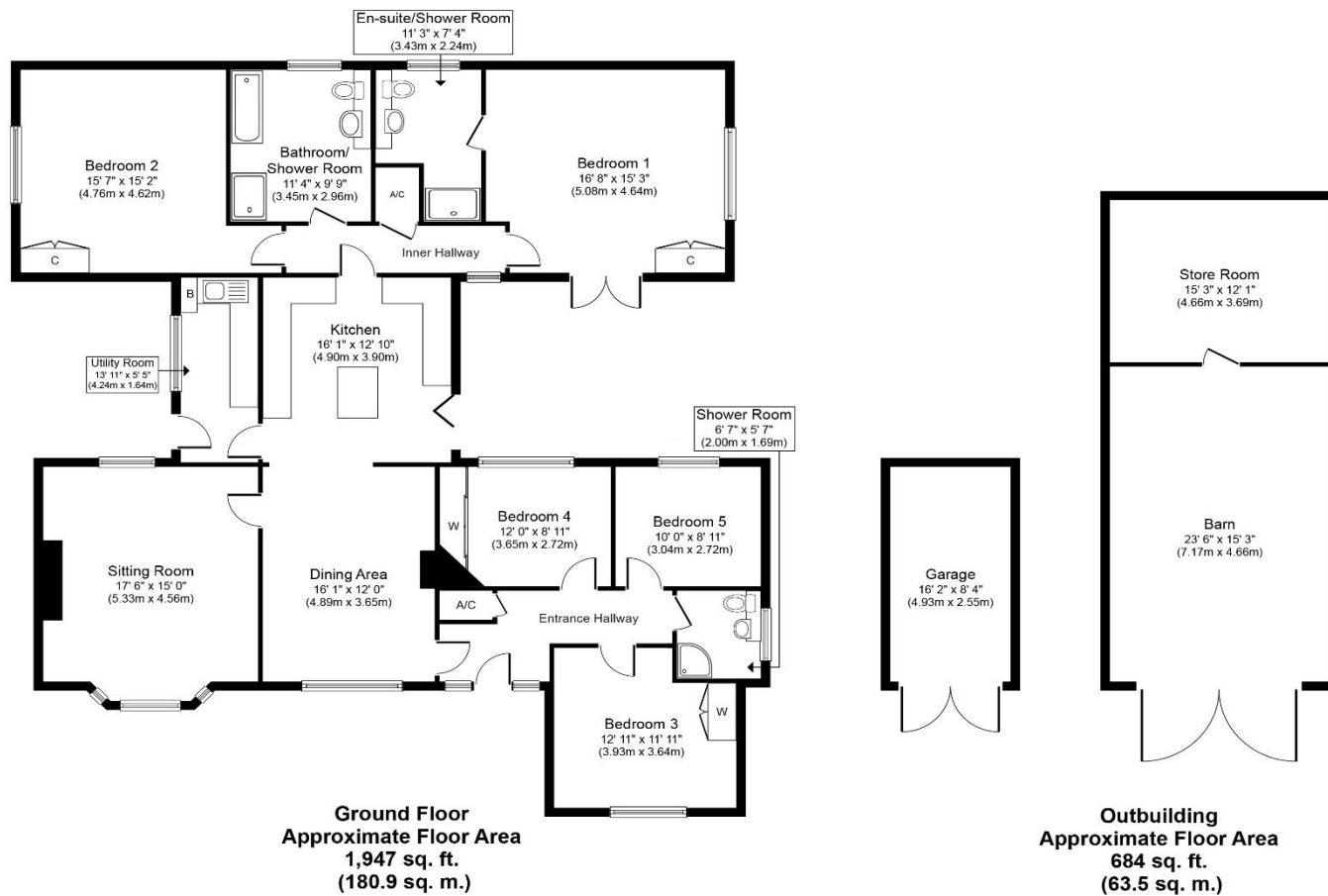
The accommodation comprises:

Principal bedroom suite	Four further double bedrooms
Spacious kitchen/dining room	Luxury bathroom suites
Sitting room	Utility room
Parking for numerous vehicles	Located on a quiet, semi rural lane
Large south facing garden	Detached barn and garage

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.





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: Mains water, electricity and private drainage (Septic tank).

Oil fired heating to radiators.

EPC rating: D. Tenure: Freehold. Council Tax band: D.

Broadband: Up to 940Mbps (source Ofcom)

Mobile coverage: EE, 3, O2, Vodafone (source 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.

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