



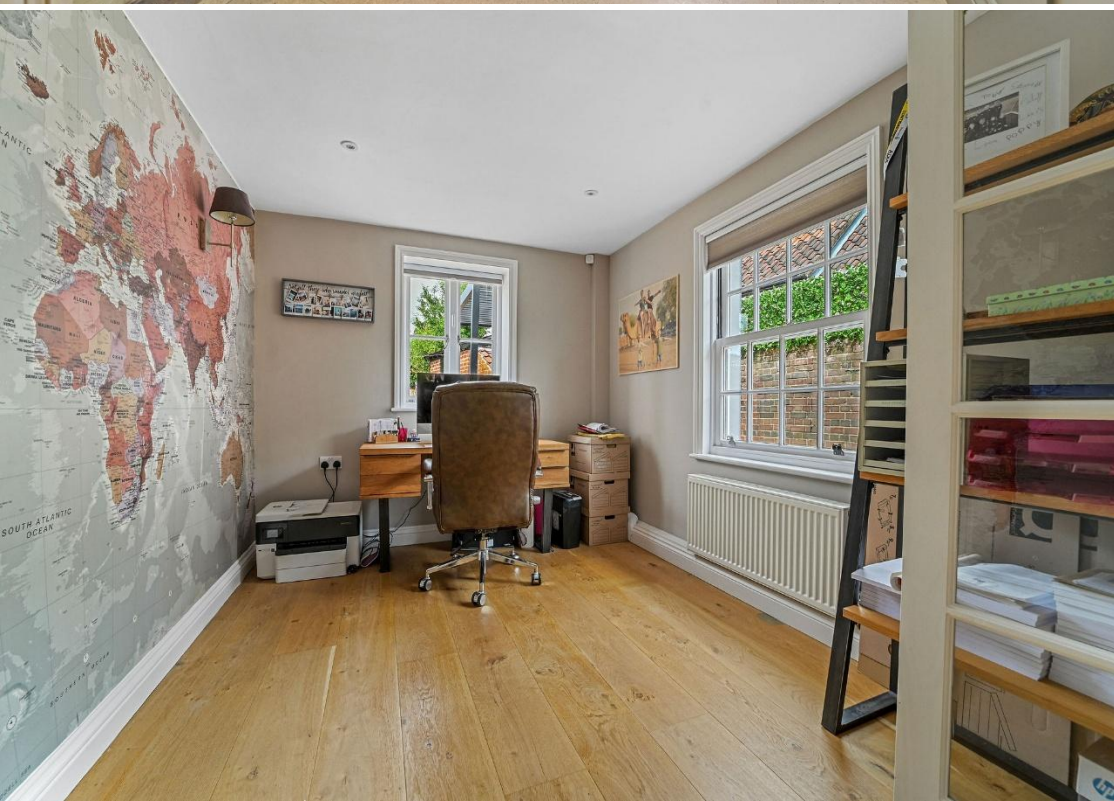
APPLE TREE LODGE, 9 SWAN STREET

Sible Hedingham, Essex, CO9 3RE

Offers in Excess of £1,200,000

DAVID
BURR





Apple Tree Lodge, 9 Swan Street, Sible Hedingham, Halstead, Essex, CO9 3RE

Apple Tree Lodge is a delightful and inspiring grade II listed detached period house, with a three window range fenestration, substantially altered and extended over the ensuing centuries, and occupying a large plot of approximately 1 acre, with a lovely almost semi rural feel. The property has within more recent years been the recipient of significant modernisation and offers over 4000sqft of very flexible and extremely well proportioned living accommodation.

The building is approach via an in and out carriage drive, which in turn is screen by established tree planted borders. The property is orientated from east to west, thus the patio terrace and grounds in particular enjoy high levels of sunshine (weather permitting), and it would be fair to say that Apple Tree Lodge is an outstanding family home with wonderful architectural detail, both internally and externally.

Appletree Lodge is entered via three stone steps leading to an imposing eight panelled door which has moulded capitals and bases to the pilasters and an intricate pediment and frieze. The reception hall is especially impressive with a York stone floor and is of a split level nature with a rear glazed door giving views to the garden. There are two column style radiators, a detailed Georgian staircase with mahogany hand rail, and an attractive arch which gives way to the rear hall. The principal reception rooms are accessed directly from here.

The drawing room is situated to the front of the property and has three large vertical hung sash windows set within casements which give the room a light and airy feel. There is panelled detailing beneath the windows, detailed skirting boards, dado rails, detailed cornicing and plaster work. An attractive fireplace in brick with stone hearth and wood burner provides a focal point and this is flanked by two arched recesses.

The dining room is directly accessed from the reception hall and the impressive kitchen. The room provides exquisite formal entertaining space and has two double hung vertical sash windows with central detailing and has intricate cornicing and moulding to the ceilings, a dado rail and moulded skirting boards. A Louis style fireplace provides a focal point.

The reception hall extends to form a vestibule and inner hallway, and these complimentary areas in turn provide access to a lavishly appointed cloakroom which is panelled to dado height and has a circular sink set on a plinth, and a delightful, cosy and private family room which accesses the extensive entertaining terrace via French doors and has a fireplace with inset wood burner and stone hearth.

Further reception space is provided beyond, and includes a study accessed via glazed French doors on the North elevation of the property. There is an exceptionally practical boot room on the Northerly elevation of the property which has a glazed panelled door leading to the outside and this area is equipped with storage and coat racks further adding to the versatility. Directly from here the utility room can be accessed which is fitted with a range of units with solid oak worktops and tiled splashbacks and there is a further cloakroom accessed from the utility room.

The heart of the house is formed from an exquisite bespoke kitchen which opens to a stunning garden room overlooking the garden and patio terrace. Fitted with bevel edged quartz counter tops and a substantial central island with sink, mixer spray and fluted drainer, the kitchen also features a particularly imposing gas fired three range AGA. There are a multitude of storage solutions with contrasting blue and grey cabinet doors, incorporating larder unit and integrated appliances to include fridge, freezer, ovens and dishwasher. The room has attractive tiled flooring and directly opens to a stunning garden room with fully vaulted ceiling with oak framework on view and the French doors access the entertaining terrace.

The first floor is equally impressive and displays fine period detailing throughout with large sash windows, split level landings and period detailing in all the rooms. The principal suite is situated to the Easterly elevation of the property and has two vertical sliding sash windows and is an elegant and well-proportioned room. A square arch leads to an extensive dressing room which has a twin Neptune sink unit with cupboards under and extensive wardrobing and shelving. From the dressing room is an exquisitely presented bathroom which has a rectangular bath set within a tiled and panelled plinth, large shower cubicle and WC. The room is extensively panelled and benefits from a tiled floor.

The guest suite is situated to the Easterly elevation of the property and has a double hung sash window and a storage cupboard. A panelled door accesses an en-suite bath/shower room with freestanding roll top bath, large shower cubicle, wash hand basin and WC. The room has solid oak flooring and automatic lighting.

The third bedroom is situated to the rear of the property and has a double aspect and takes in magnificent views to the grounds and countryside beyond and has an en-suite shower room configured in a contemporary wet room style.

There are two further bedrooms to the Easterly elevation and one to the Westerly elevation and both of these are served by an impressive family bath/shower room which has a rectangular bath set within a tiled and panelled plinth and a large shower cubicle, the room is panelled to dado height and has beautiful oak flooring. The first floor accommodation is completed by a large plant/laundry room with shelving and storage space.

The property is approached via a pair of recently installed arch topped electrically operated gates leading to an extensive carriage drive, giving access to the property and grounds. There are densely stocked borders flanking the drive, and in front, boasting a variety of mature trees, shrubs, and offering privacy and with detailed railings to the front boundary. Immediately to the front of the house are raised brick planters.

The grounds are an absolute delight and benefit from a South and Westerly aspect enabling them to take advantage of the all-day sun making them perfect for large scale family entertaining. To the Southerly side of the property is an attractive garden with a delightful circular pond providing a focal point. Next to this is a detached weather boarded workshop with slate roof providing useful storage space and adding to the versatility of the outbuildings. The immediate rear garden is largely walled incorporating red brick planters and there is an extensive sandstone terrace which can be accessed from both the snug and the garden room. This provides a fantastic informal entertaining area.

Brick built garden store with slate roof which also benefits from a WC and wash hand basin making it ideal for cleaning after work in the garden. To the rear of this is a small log store.

The principal garden is approached via brick and stone steps from the patio terrace which lead to a large expanse of lawn and red brick walls. A mature oak tree provides a focal point and this is also floodlit beyond which are further expanses of lawn and a large holly tree. To the Westerly aspect of the garden there are delightful views across open pasture towards Cobbs Fenn. It would be fair to say that the extensive grounds of Appletree Lodge provide a fantastic private and secure entertaining space for a large family to enjoy. In all about 1 acre (sts).

The well presented accommodation comprises:

Five bedrooms	Stunning reception hall
Principal suite with dressing room and en-suite	Garden room/orangery
Wonderful, spacious kitchen/breakfast room	Boot room & Utility room
Carriage drive and detached garage	Study
South and west facing gardens	NO ONWARD CHAIN

Agents note:
We understand that the property has a tree preservation order.

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





