



WHITE HOUSE, 11 SCHOOL ROAD

Sible Hedingham, CO9 3NR

Offers in the Region of £475,000





White House, 11 School Road, Sible Hedingham, Halstead, Essex, CO9 3NR

White House is an attractive Edwardian detached house with a lovely fenestration of sash windows, rendered exterior and detailed ridge tiles. The road frontage belies a surprisingly well proportioned family house of approximately 1,450sqft, which features three reception rooms and four bedrooms.

Equally as surprising is an expansive, private and peaceful plot upon which the dwelling is sited which is approximately 0.27 of an acre in total, with established mature trees and a sizable vegetable plot. Situated within a very desirable locale, on the periphery of the settlement of Sible Hedingham, White House stands as a fascinating heritage house of excellent proportions occupying delightful and very appealing grounds.

White House has been within the care of the current owner for 30 years. The property does require modernisation but represents a wonderful, and increasingly rare opportunity for a buyer to significantly enhance a characterful period house.

Metal railings and gate retain a formal front garden with stone covering and shrub borders, gate leading via tiled pathway to the entrance door with embossed flower glazing and matching fan light opening to the hallway. Immediately ahead are the stairs ascending to the first floor with timber balustrade and handrail, three timber panelled doors leading to the living room, drawing room and kitchen/breakfast room. Under the stairs is a cloakroom with handwash basin and WC. The living room is a well proportioned 'L' shaped room, the focal point of which is a fireplace with timber surround and mantle, tiled hearth and inset solid fuel burner. There are French doors opening to the rear patio area and a sash window to the front elevation.

The drawing room features exposed timber floor boards, the focal point of this room being a Victorian style arched fireplace with timber surround, tiled in lays and tiled hearth. There is an adjacent breast cupboard ideal for storage, sash window to the front elevation, a door to the kitchen/breakfast room and double doors opening to the dining room. The dining room features French doors opening to the patio terrace and a passageway through to the kitchen/breakfast room. The kitchen/breakfast room has a quarry tiled floor area and pine storage cupboards to two sides of the room. There is an gas fired boiler, built in refrigerator, oven and grill, hob and extractor hood. A large window overlooks the rear garden and there is a door to the side leading to the patio.

First floor

Stairs ascend to the first floor landing which provides access to all of the rooms, including two double bedrooms located to the front of the house both of which feature original fireplaces with the principal bedroom being of particularly excellent proportions incorporating an extension area which is at a lower level, making for an interesting and unique feature. There are also fitted floor to ceiling sliding wardrobes to this room. Both rooms feature sash windows to the front. Across the front of the house is also the family bathroom which has a three piece white suite and sash window to the front.

To the rear of the property there is a further double bedroom and an additional bedroom which also features an original fireplace and is fitted with a shower cubicle and there is also a sash window overlooking the rear garden.

Outside

To the righthand side of White House is a concrete and block edged driveway and parking area suitable for the stabling of several vehicles. The driveway leads to a pitch roof garage with up and over type door and rear door, this is off precast construction. Gate adjacent to the garage with stone covering leads to the patio area immediately behind the house which is partially paved and stone covered with a seating area and steps leading up to the main garden.

The main garden comprises predominantly of lawn expanse interspersed by flower and shrub borders and mature trees. To the foot of the garden there is a very useful and well proportioned timber storage shed and this is screened by fencing. The rear garden also incorporates a vegetable area currently laid out with raised beds and retained by neatly cut hedging.

Agents notes:

There is a right of way reserved for the White House over a strip of land adjacent to the neighbouring house (No.15), this is by foot and vehicle, thus providing additional access to the garden if required.

The property is set within a conservation area.

The well presented accommodation comprises:

Four bedrooms	Kitchen/breakfast room
Bathroom and cloakroom	Living room
Drawing room	Dining room
Gardens approx. 0.27 of an acre	Garaging and parking for several cars
Required modernisation	NO ONWARD CHAIN

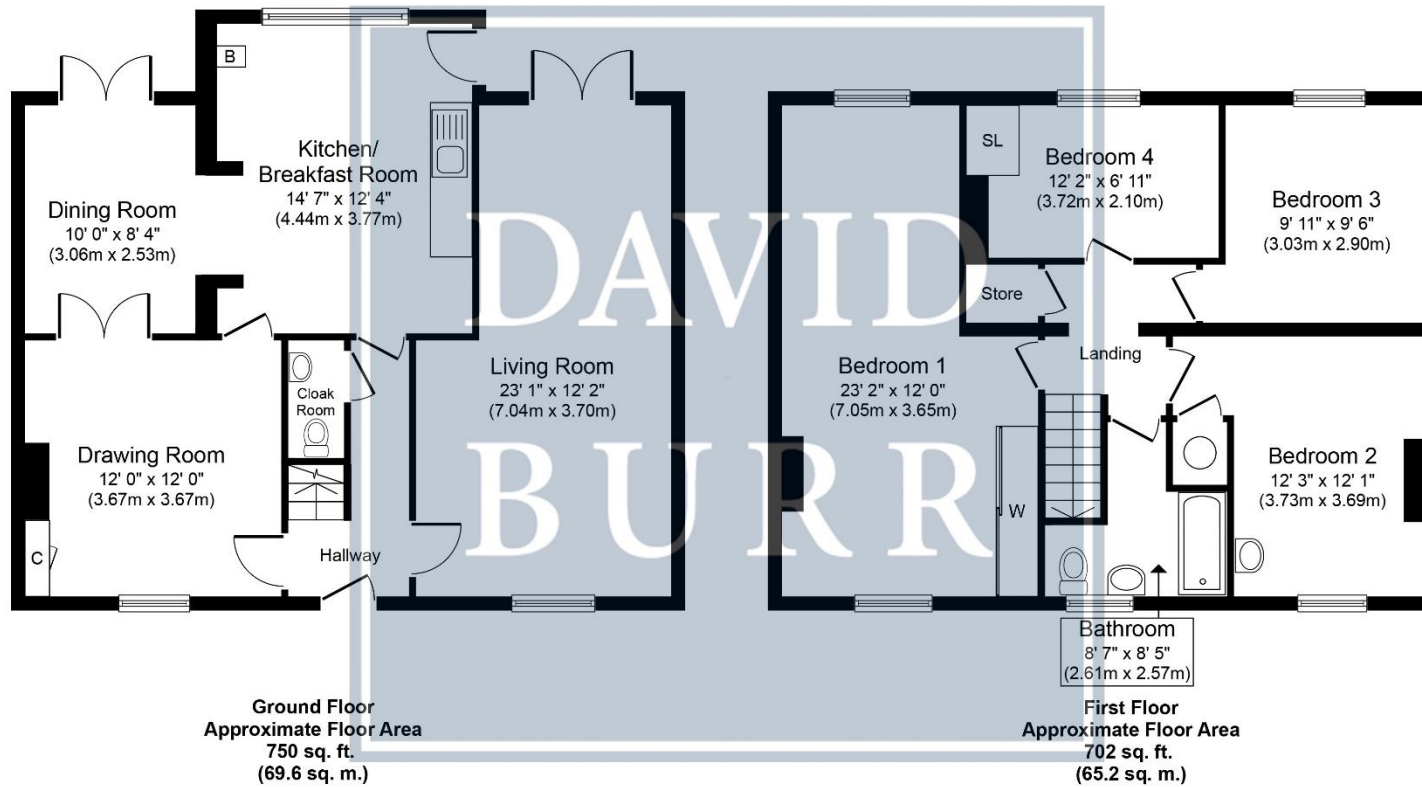
Location

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 drainage

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

Tenure: Freehold

Broadband speed: up to 76 Mbps (Ofcom).

Mobile coverage: EE, O2 – Likely. Three, Vodafone - Limited (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

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