



6 QUEEN STREET

Castle Hedingham, CO9 3EX

Guide price £400,000 to £450,000

DAVID
BURR



6 Queen Street, Castle Hedingham, Halstead, Essex, CO9 3EX

This distinctive attached village property enjoys a central location within walking distance of the village amenities.

The property is approached from the rear via a glazed door leading to an exceptionally attractive and inviting reception hall which has a fully vaulted glazed atrium, attractive open tread stairs leading to a half landing with gothic features to include wrought iron railing and finial posts. The reception hall has a tiled floor and a 'Morso' gas stove and a square arch leading to a fully tiled wet room with a louvre door accessing the boiler cupboard. The half landing gives fabulous views across open greensward via the glazed atrium and a panelled and glazed door lead through to the kitchen/breakfast room.

A Range cooker provides a focal point which is flanked by a range of handmade pine units, large Belfast sink set within the work surface, integral microwave and a two plate induction hob. Large sash windows give views to the Westerly elevation and the room is distinctly segregated into two areas with the breakfast area having oak flooring, and another sash window giving views to the rear and stairs rising to the first floor.

A four panelled pine door leads to the principal reception room which benefits from 9ft ceilings, a large fireplace with a wood burning stove providing a focal point, and a semi-circular brick hearth. There are large sash windows giving views to Queen Street and a further glazed and panelled door giving access to the street. Further period detail includes deep moulded skirting boards and architraves.

The stairs rise to a central landing on the first floor with the principal bedroom situated to the front elevation of the property which once more benefits from impressive 9ft ceiling heights and has a large sash window giving roofline village views. There is a particularly impressive slate fire surround with decorative inlay tiles and a slate hearth. The second bedroom is also situated to the front elevation of the property and benefits from the same fine period features with a large sash window, deep moulded skirting boards, and attractive original panelled pine doors opening to a large built-in wardrobe. The third bedroom is situated to the rear of the property and benefits from a range of built-in bookcases which flank an ornate cast iron fire surround. This rooms also takes in fine views of the village with woodland to the rear.

The bedrooms are all served by a spacious and well-appointed family bath/shower room with a freestanding oval ended bath, matching white suite, marble tiled floor and a fully tiled shower cubicle. The observatory is situated on the second floor and can be reached via a narrow staircase, and this provides a wonderful viewing area via the glazed North-Westerly elevation and provides access to the roof.

From the reception hall a particularly impressive three chamber basement can be accessed which could be used for a variety of purposes, and could readily provide ancillary accommodation (subject to the necessary consents) and greatly enhance the space that is already on offer.

The property is approached from Queen Street and Church Lane with an extensive area of parking providing space for numerous vehicles, which is accessed via a shared paved drive leading to the attached garage/workshop. The area of parking is flanked by an attractive mellow red brick wall to one side beyond which is trellis and an arch topped gate giving access to the garden.

The garden is an absolute delight and has a large circular brick terrace providing an entertaining area which is flanked by a mellow brick wall and specimen tress to provide shade. Beyond this are large expanses of lawn which are interspersed with a variety of shrubs and trees which provide year round interest and a focal point. There is an impressive eucalyptus tree to the Southerly boundary adjacent to which are attractive pollard beech trees which provide privacy. To the bottom of the garden is a sunken terrace adjacent to an ornamental pond from which magnificent views of the parish church can be taken.

The well presented accommodation comprises:

Striking split level reception hall with glass atrium

Accommodation over three levels requiring some decorative work

Generously proportioned kitchen/breakfast room

Three double bedrooms and two bath/shower rooms

Extensive basement offering scope for conversion (stp)

Large South and West facing gardens

Ample parking and single garage/workshop

Agents notes:

The property benefits from solar panels which are on the high feed in tariff and provide the vendor with a small income.

There are roller shutters fitted to the sash windows on the Westerly elevation of the property.

As mentioned the basement would provide further accommodation if required subject to the necessary consents.

Please note the garden images were taken in 2019.

Location

Castle Hedingham, named after its famous Norman Keep, is a very pretty village containing a wealth of fine period houses. Amenities include a village shop, post office, St Nicholas parish church, 2 pubs, tea-room, restaurant, tennis courts, doctors' surgery, a cricket field, primary school 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 rail links to London Liverpool Street.

Access

Halstead 5 miles

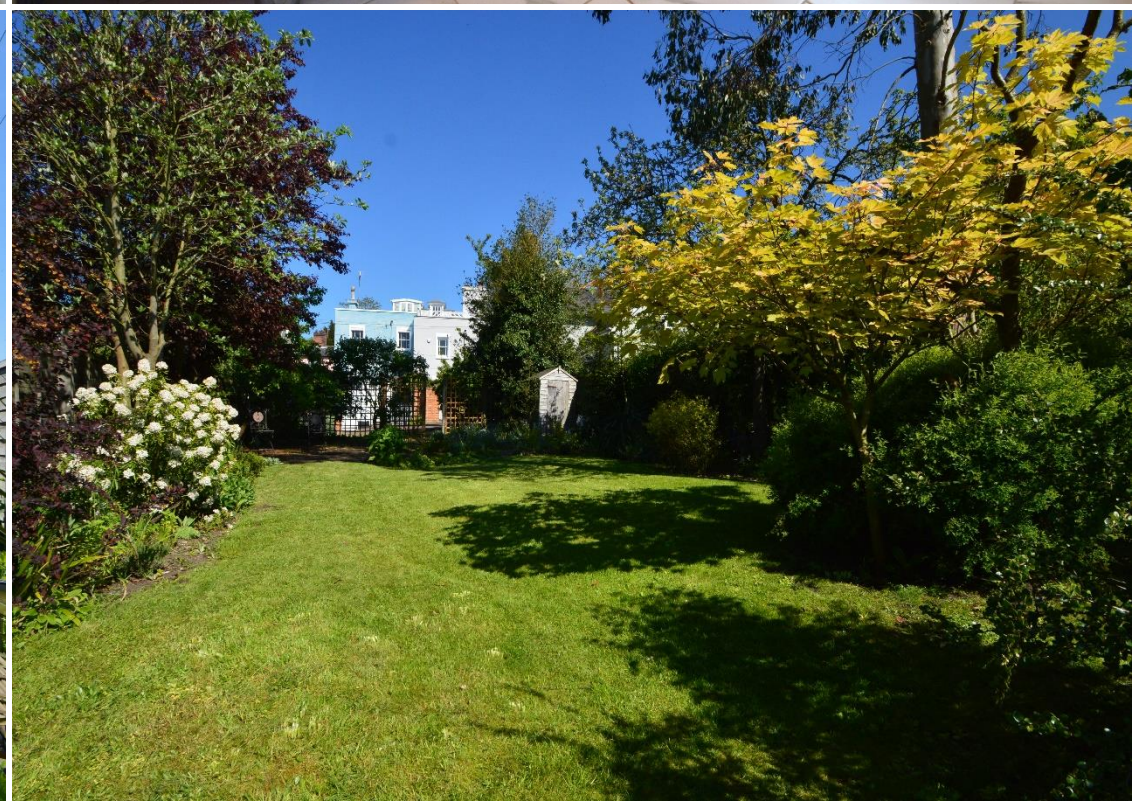
Sudbury 6 miles

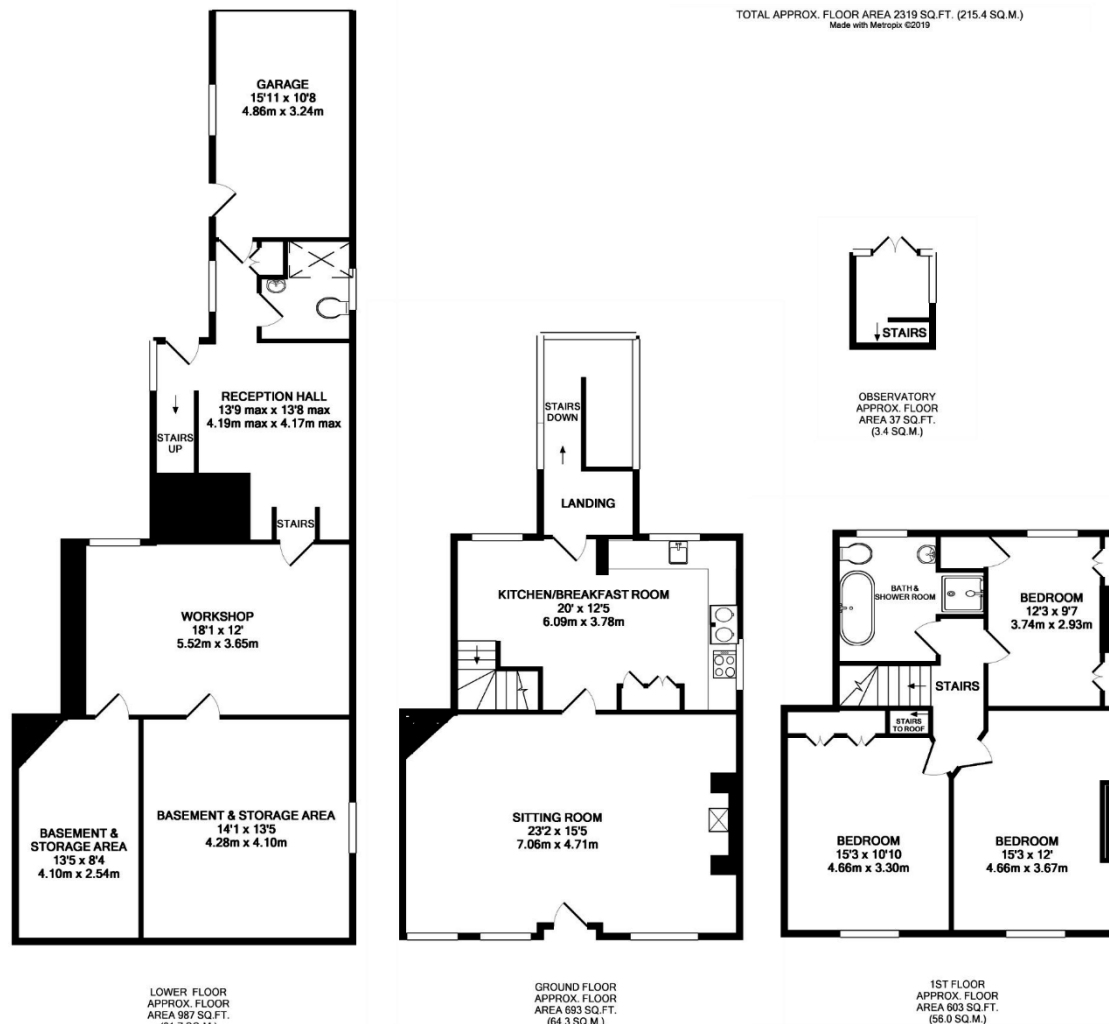
Braintree 10 miles

Braintree-Liverpool St 60 mins

Stansted Airport approx. 30 mins

M25 J27 approx. 50 mins





LOWER FLOOR
 APPROX. FLOOR
 AREA 987 SQ.FT.
 (91.7 SQ.M.)

GROUND FLOOR
 APPROX. FLOOR
 AREA 693 SQ.FT.
 (64.3 SQ.M.)

1ST FLOOR
 APPROX. FLOOR
 AREA 639 SQ.FT.
 (59.0 SQ.M.)

Additional information

Services: Mains water, electricity and drainage.

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

Tenure: Freehold

Broadband speed: up to 80 Mbps (Ofcom).

Mobile coverage: EE, O2, 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

Contact details

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London (020) 7390888

Linton & Villages (01440) 784346



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