



## 1 OAK WALK

Sible Hedingham, CO9 3PE

Guide price £295,000 to £305,000

DAVID  
BURR







1 Oak Walk, Sible Hedingham, Halstead, Essex, CO9 3PE

An extended three bedroom semi-detached house with garage and south/westerly facing rear garden, occupying a cul-de-sac position and offered with no ongoing chain The property would benefit from some modernisation, but offers great scope for further alteration and provides well proportioned accommodation, in particular the sitting room and bedrooms, which are of an excellent size.

Oak Walk is ideally located for access to Hedingham school and sixth form, which is approximately 0.5km distant, additionally the main shops within Sible Hedingham are approximately 0.75km distant.

Wood grain effect stable style entrance door providing access to the entrance hallway. There are two doors; one to the sitting room at the front and the other to the dining area. Understairs storage cupboard within which is sited an ideal Mexico gas boiler. The sitting room is a lovely light and airy room with windows to two elevations and a fireplace with inlays, surround and inset gas fire (this has not been tested). The dining room has been extended and now provides a well proportioned room with access to the kitchen, a doorway to the rear patio and door to the inner lobby. The kitchen has countertops and drawers and cupboards, in a light oak effect and there are two windows to the side. The kitchen and dining areas could be adapted with an open plan design to provide for a very appealing kitchen/dining/sitting area.

From the inner hall, which has a useful storage cupboard, there is a further folding door providing access to a cloakroom with two piece suite and window to the rear.

From the first floor landing there are doors to three bedrooms and a shower room. The main bedroom is located to the rear of the house and is of excellent size with fitted wardrobes. There are two further bedrooms to the front of the house both of which can accommodate double beds. The shower room suite has recently been refitted and features a shower cubicle , low level WC and hand wash basin with fully tiled walls. From the landing there is access to the loft space and a built in airing cupboard both located on the landing.

**Exterior**  
The property is approached via a pathway to the entrance door and there is a side door to the garage, and further gate to the rear garden.

The rear garden comprises of a two-tiered paved area and water supply tap. There is parking in front of the garage for one car.

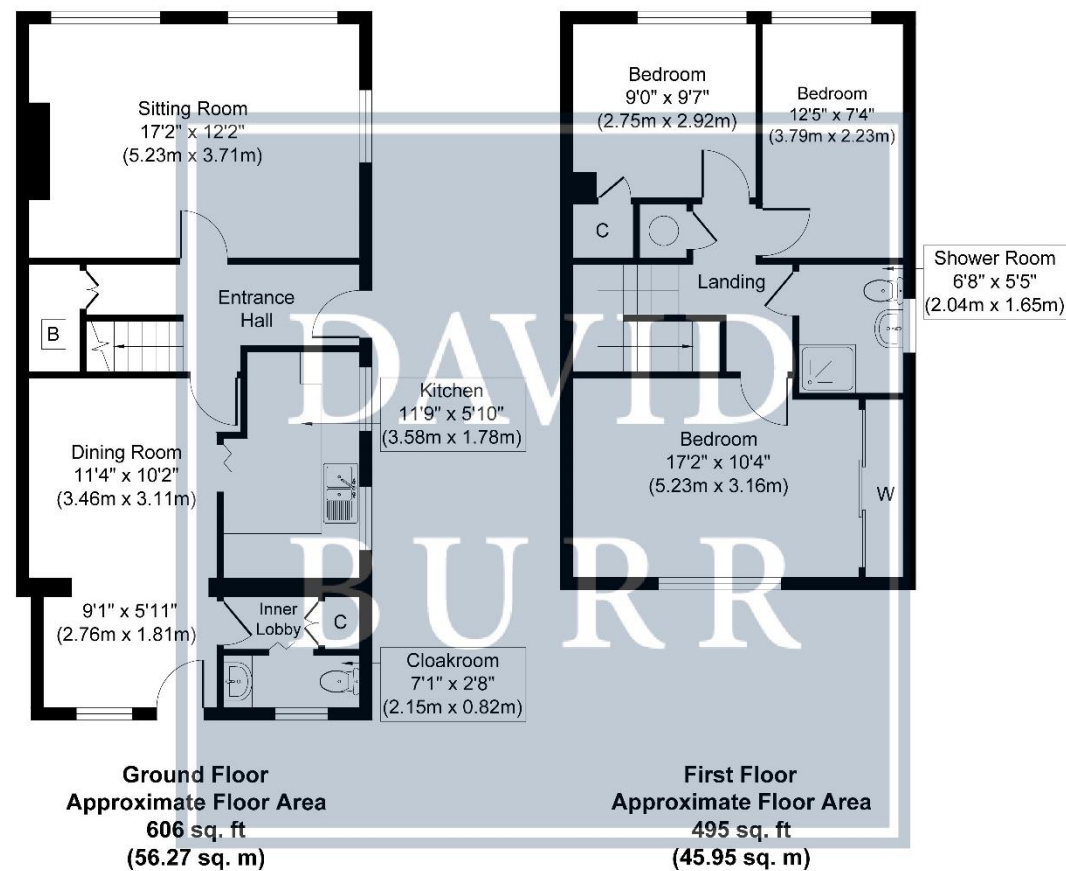
The well presented accommodation comprises:

- |                          |                     |
|--------------------------|---------------------|
| Three double bedrooms    | Utility room        |
| Modern shower room suite | Cloakroom           |
| Spacious sitting room    | Garage              |
| Kitchen                  | Cul-de-sac position |
| Dining room              | 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: C

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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**DAVID  
BURR**