



3A CASTLE CLOSE

Castle Hedingham, Halstead, Essex.

DAVID
BURR

3A Castle Close, Castle Hedingham, Halstead, Essex. CO9 3DH.

This bespoke new house enjoys a secluded location on a generous plot within the centre of this sought after village within walking distance to the amenities. The property is designed to cater for a variety of lifestyles and has modern finishes throughout, underfloor heating to the ground floor and large window openings that will create a light living environment. The elevations will be clad in low maintenance boarding under a pan tiled pitched roof.

A glazed door accesses the spacious reception hall which has a large cupboard and stairs rising to the first floor. Steps lead down to the impressive principal reception room which has a vaulted ceiling, wood burning stove, triple aspect and French doors to the garden. The kitchen/breakfast room forms the heart of the house and will be extensively fitted with integral appliances and a large island unit with breakfast bar. There are bi-fold doors which open to an extensive terrace making it ideal for entertaining. There is also a practical study which caters for individuals who work from home.

The remainder of the ground floor comprises a spacious principal bedroom which has French doors to the rear terrace and a well-appointed en-suite shower room. There is a spacious utility room which has a door to the garden, a well-appointed cloakroom and ample cloak space.

The first floor comprises two well-proportioned bedrooms, adjacent to which is a well-appointed family bath/shower room.

Outside

The property is approached via a private drive which leads to a large turning area and ample parking. The garden will be professionally landscaped and comprises large terraces with attractive red brick retaining walls and benefits from a south and westerly aspect enabling it to take advantage of the afternoon and evening sun. There is a raised area of lawn to the rear which has wonderful roofline views of the village.

Agents notes:

The property will have gas fired heating to an underfloor system on the ground floor and radiators on the first floor.

There is an opportunity for purchasers to influence the finishes of the property at this stage, which can be discussed with the developers.

This accommodation comprises:

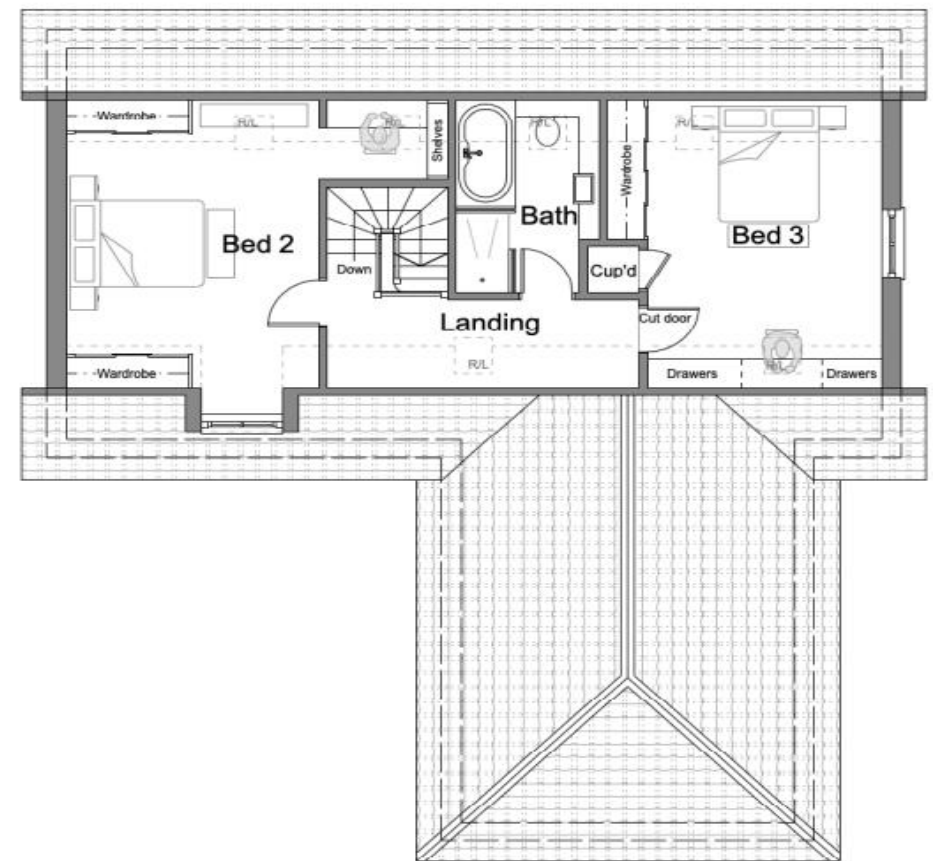
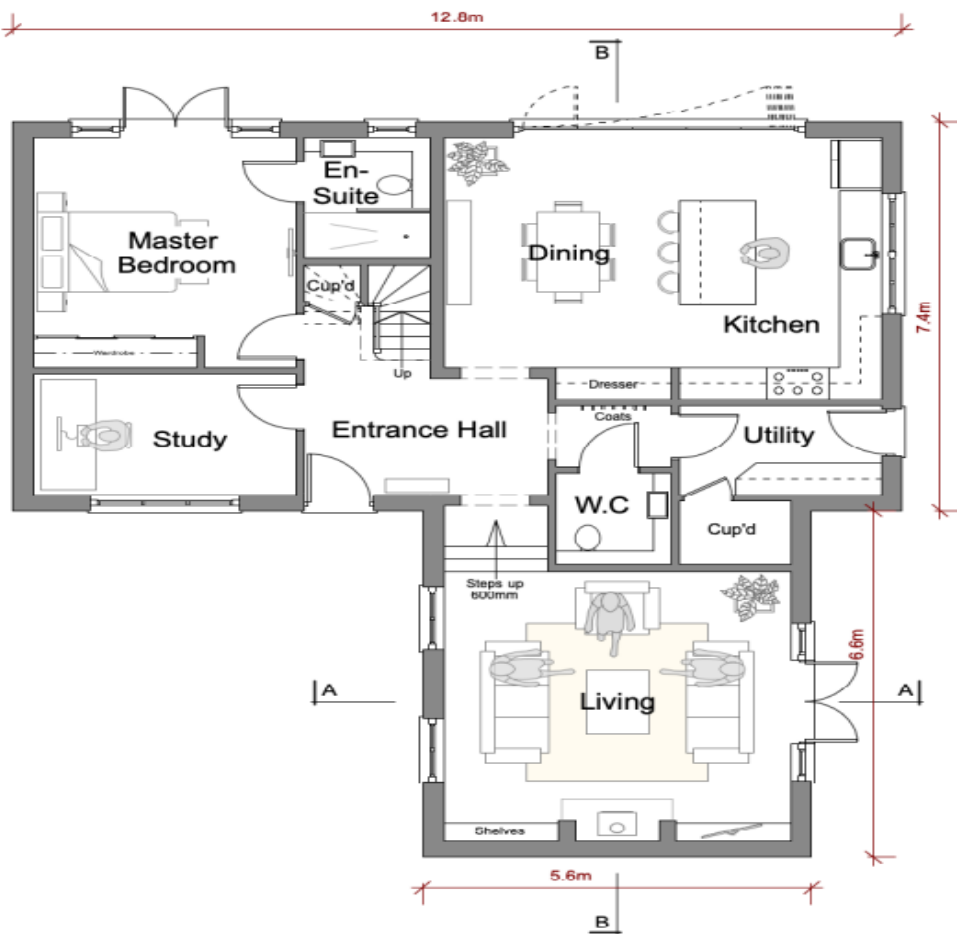
Reception hall	Principal bedroom & en-suite
Sitting room	Two further bedrooms
Study	Family bath/shower room
Kitchen/breakfast room	Private drive
Utility room	Ample parking
Cloakroom	Landscaped gardens

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, The Wheatsheaf and Bell Inn public houses, Memories sports bar/takeaway, The Old Moot House restaurant, tennis courts, doctors' surgery, a cricket field and playing field. The nearby market towns of Halstead, Sudbury and Braintree provide for more extensive needs. Witham and Kelvedon both 15 miles and Braintree all provide rail links to London Liverpool Street.

Access

Halstead 5 miles	Braintree – Liverpool St 60 mins
Sudbury 6 miles	Stansted Airport approx. 30 mins
Braintree 10 miles	Addenbrookes 40 minutes
Cambridge 30 miles	Cambridge centre 45 minutes



Additional information

Services: Main water, electricity and drainage.

Gas fired heating to underfloor system & radiators.

EPC rating: TBC.

Tenure: Freehold

Council tax band: TBC.

What3words: https:

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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Newmarket (01638) 669035

London (020) 7390888

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