



**15 RECTORY ROAD**

Sible Hedingham, Halstead, Essex, CO9 3NU

**Guide £1,095,000**

**DAVID  
BURR**







15 Rectory Road, Sible Hedingham, Halstead, Essex, CO9 3NU

15 Rectory Road is a substantial detached chalet style property, with no onward chain, enjoying an exceptionally favourable location within the sought after North Essex village, set within large gated grounds with an attractive green to the front.

Double oak doors with glazed panels access a particularly impressive reception hall with a fully vaulted ceiling with Velux windows and a large galleried landing. The principal reception room is to the rear of the property and has twin bi-fold doors to an extensive terrace making it ideal for large scale family entertaining with wonderful views to the manicured ground beyond. Adjacent to this is a further reception hall, currently used as a games room, which has French doors to the before mentioned terrace.

The kitchen/breakfast rooms forms the heart of the house and runs the entire depth of the property from front to rear and has a large set porcelain tiled floor. It is extensively fitted with a range of wall and floor mounted units with granite work surfaces, upstands and integral appliances to include a Bosch induction hob with an extractor hood above, Bosch oven, Bosch microwave and warming draw, dishwasher and full height fridge freezers, the large central island unit, preparation sink and ample storage beneath. To the rear there are full width bi-fold doors accessing the terrace, which further enhances the entertaining aspect of the property, beyond which is an oak door to an extensive utility room, fitted with the same units as the kitchen, which has plumbing for a washing machine and space for a tumble dryer, a rectangular sink set within the granite work surface and wall mounted units. Oak door leads to a large plant room which houses the water cylinder, beyond which is a further storage cupboard, providing useful cloak space and an oak door accessing the well appointed cloak room.

To the far end of the reception hall is a further cloak room which is tiled to dado height and fitted with a matching suite and a vanity unit. The principal bedroom is situated on the ground floor and has a large bay window to the front and a side window giving views to the front garden. A panelled oak door leads to a lavishly appointed ensuite bath/shower room, which is fully tiled, and has a large walk in shower cubicle, free standing rectangular bath, two vanity units with storage beneath and a matching WC. There is a second bedroom which is situated to the ground floor, over looking the garden to the rear, which has a large storage cupboard.

The stairs rise to an impressive galleried landing which has two Velux windows to the front elevation which gives views to Greys Hall with the church behind. There is an impressive landing which doubles up as study space which takes in wonderful views to the grounds and the village beyond. There is an impressive principal suite to the first floor which has views to the rear, a part vaulted ceiling with an oak door leading to an impressive dressing room which has hanging space down one side and built in draw units to the other. The further door leads to an impressive, fully tiled en-suite shower room which has a vanity unit, a matching WC and a window to the front elevation.

### Outside

The property is approached via ornate electrically operated gates, set within attractive brick piers, with curved walls to either side, leading to a large paved drive which provides parking for extensive vehicles and in term provides rear access to the detached garage/workshop. There are attractive dwarf mellow red brick walls abutting the drive, beyond which are herbaceous borders with large expanses of lawn and mature loral hedging providing privacy and screening.



The rear gardens are an absolute delight and benefit from the southerly aspect, enabling them to take advantage of the afternoon sunshine. Immediately to the rear of the house is an extensive raised sandstone entreating terrace which provides a high degree of privacy and the perfect space for later on family parties. This is abutted by mature loral hedging and there are also two steps from the terrace leading to the rear garden.

Beyond the terrace are large expanses of lawn which is undispersed with a variety of mature trees to provide vocal points and shade, these include a fur, a loral and a number of ash trees. The grounds rise to the rear of the property and these is a row of manicured cherry trees providing a focal point. To the westerly boundary are two useful outbuildings one of which is used as a garden machinery store and the other was a former garage which has an electric roller door. The remaining outbuilding is a substantial detached double garage which has electric roller doors and a personnel door, which leads to a side lobby, beyond which is a bath/shower room and stairs rising to the first floor which provides the perfect home office/studio base for those that require it.

In all about 1.13 acres (sts)

The immaculately presented accommodation comprises:

- |                                |                   |
|--------------------------------|-------------------|
| Detached chalet style property | Breakfast room    |
| Four bedrooms (two en-suites)  | Utility room      |
| Detached office/studio         | Garage/workshop   |
| Detached double garage         | Extensive parking |

NO ONWARD CHAIN

### Location

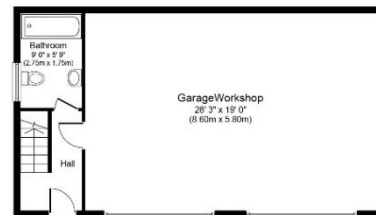
Sible Hedingham is a popular and well served village offering a wide range of amenities including many shops, post office, garages and schools, public house and the impressive Church of St Peters. The nearby market towns of Halstead and Sudbury provide for more extensive needs including rail connections to London Liverpool Street from Braintree, Kelvedon 12 miles and Witham 15 miles.

### Access

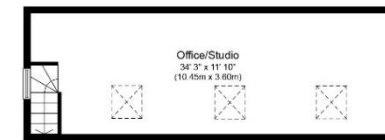
- |                   |                                  |
|-------------------|----------------------------------|
| Halstead 4 miles  | Braintree – Liverpool St 60 mins |
| Braintree 8 miles | Stansted approx. 30 mins         |
| Sudbury 8 miles   | M25 J27 approx. 50 mins          |



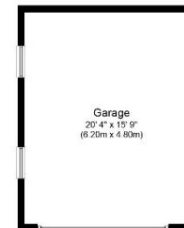




**Garage Ground Floor**  
 Approximate Floor Area  
 653 sq. ft.  
 (60.7 sq. m.)



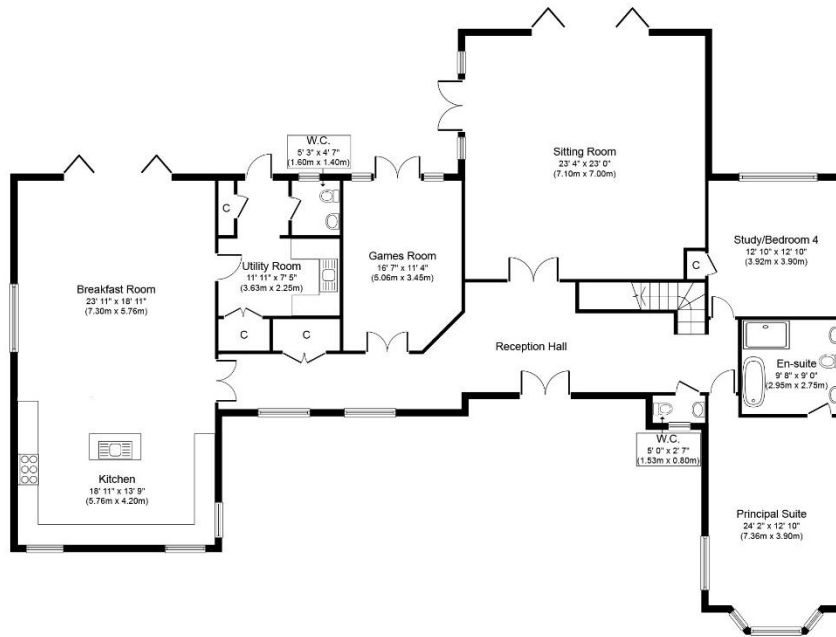
**Garage First Floor**  
 Approximate Floor Area  
 400 sq. ft.  
 (37.2 sq. m.)



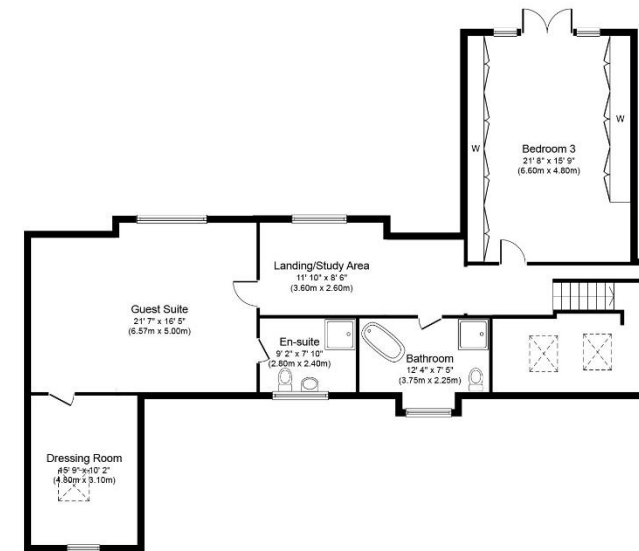
**Garage**  
 Approximate Floor Area  
 491 sq. ft.  
 (45.6 sq. m.)

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.





**Ground Floor**  
**Approximate Floor Area**  
**2,525 sq. ft.**  
**(234.6 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**1,359 sq. ft.**  
**(126.3 sq. m.)**

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### Additional information

Services: Main water, electricity and drainage.

Gas fired heating to radiators. Tenure: Freehold

EPC rating: C. Council tax band: G.

Broadband speed: up to 940 Mbps (Broadband Check)

Mobile coverage: Three, Vodafone, O2 and EE (Signal Checker)

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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