

DAVID  
BURR



### 1 Church Lane, Castle Hedingham, CO9 3DA

1 Church Lane is a charming listed cottage enjoying a superb central location within this popular and sought after village. The property has been fully renovated to an exacting standard in a sympathetic manner.

£1,000 pcm

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A glazed and panelled door opens to a charming sitting/dining room which has beams to the ceiling, an attractive fireplace with a wood burner and oak lintel and travertine tiling to the floor. There are wonderful views to the church of St Nicholas through the front window.

A ledge and board door accesses the superbly appointed kitchen/breakfast room which is fitted with a range of floor and wall mounted units with quartz worktops work surfaces and integral appliances to include a fridge freezer, dishwasher, Neff oven, grill and a hob with extractor hood above. A useful storage cupboard houses the washing machine and a panelled door leads to the rear lobby which has stairs rising to the first floor.

There are two spacious bedrooms on the first floor, the largest of which is to the rear and has wonderful views over the garden and beyond. The second bedroom is situated to the front of the property and overlooks the church yard and has beams to the ceiling. The two bedrooms are served by a superbly appointed bath/shower room fitted with a matching suite with a vanity unit with cupboards underneath, large walk-in shower cubicle and panelled bath and tiling to dado height.

The rear garden is a true delight and has an extensive terrace immediately to the rear of the property beyond which are expanses of lawn which are flanked by borders ready to accept a variety of shrubs and plants.

There is a useful storage shed to the side and access to the lane on the side of the property. The neighbouring property benefits from a pedestrian right of way to the rear.

The accommodation comprises:

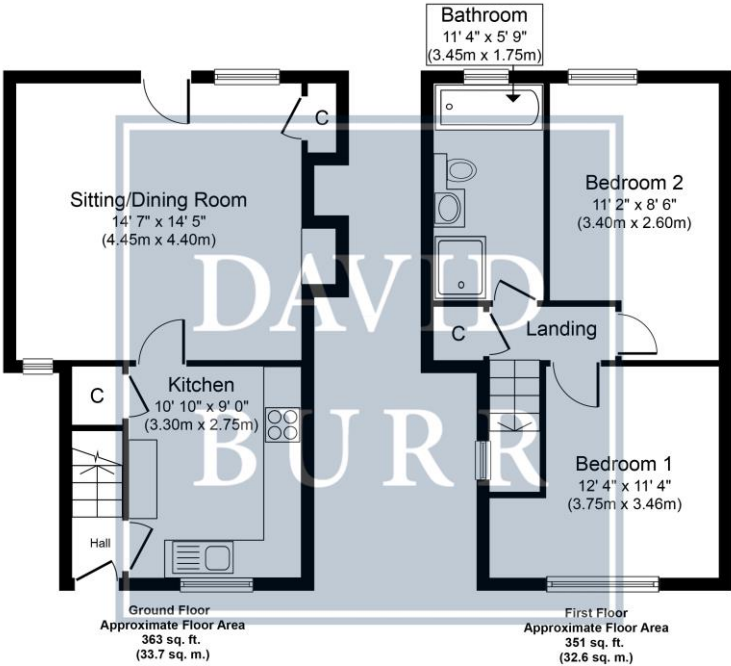
Kitchen	Sitting/dining room
Two bedrooms	Bathroom
Rear garden with terrace	Fully renovated

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, restaurant, tennis courts, doctor’s surgery, a cricket field and playing fields.

Access

Halstead 5 miles	Braintree-Liverpool St 60 mins
Sudbury 6 miles	Stansted Airport approx 30 mins
Braintree 10 miles	M25 J27 approx 50 mins
Cambridge 30 miles	Colchester 19 miles



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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Viewing strictly by appointment with David Burr.  
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Additional information

Services: Main water, electric and drainage. Gas fired heating to radiators.  
Council tax band: C. EPC: E.  
Broadband speed: up to 900 Mbps (Ofcom).  
Mobile coverage: EE, O2 & Vodafone (Ofcom).  
None of the services have been tested by the agent.

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