

2 CHURCH LANE

Castle Hedingham, CO9 3DA

Guide Price £299,995

DAVID BURR



2 Church Lane, Castle Hedingham, CO9 3DA

2 Church Lane is a charming Grade II listed cottage enjoying a superb location within this highly sought after North Essex village. The property has been the subject of an extensive refurbishment programme by the current owner and this has been carried out in a sympathetic and intelligent manner.

A glazed and panelled front door accesses the delightful sitting/dining room which has exposed timbers to the ceiling, a recessed fireplace with a wood burning stove on a brick hearth and an oak lintel above. The room benefits from delightful views to the Parish Church of St. Nicholas and has a window to the rear and a useful storage cupboard flanking the fireplace.

A ledge and board door opens to the impressive kitchen which is situated to the rear of the property and is extensively fitted with a range of shaker style units which have granite work surfaces and splashbacks, and integral appliances include a gas hob with extractor hood above, a Neff oven grill and combi microwave, dishwasher, and a fridge. There is attractive wood effect flooring and a particularly useful utility cupboard which has plumbing for a washing machine and space for a tumble dryer. There is a stable door to the rear garden and a large window to the side giving views to the rear.

The stairs rise to an attractive landing with a window to the side and there is a useful storage cupboard. The principal bedroom is situated to the rear of the property and has wonderful views over the garden and beyond and has a part vaulted ceiling and a louvred fronted cupboard which houses the boiler. The second bedroom is situated to the front of the property and has simply stunning views to the church and roof line of the village and a useful built in wardrobe.

The bedrooms are served by a lavishly appointed bath/shower room which has panelling to dado height, a pedestal wash hand basin, matching WC, and a large walk in shower cubicle.

Outside

The rear garden is a true delight and benefits from a south and westerly aspect enabling it to take advantage of the afternoon and evening sunshine. A picket fence with a gate leads to a terraced area providing the perfect outdoor entertaining space beyond, which are expanses of lawn which are flanked by well stocked herbaceous borders which provide year round colour and interest. To the rear of the garden is a useful storage shed.

The immaculately presented accommodation comprises:

Superbly restored listed cottage Characterful features throughout

Sitting room with log burner Impressive kitchen

Two generous double bedrooms Well-appointed bath/shower room

South and west facing garden Walking distance to the village

centre

Agents notes:

There is a pedestrian right of way to the rear of the property which benefits the neighbouring property.

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 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.

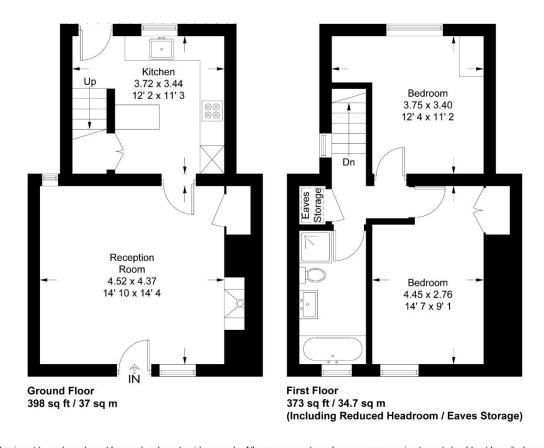
Access

Halstead 5 miles Braintree-Liverpool St 60 mins

Sudbury 6 miles Stansted Airport approx. 30 mins

Braintree 10 miles M25 J27 approx. 50 mins





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Contact details

Additional information	
Services: Main water, electricity and drainage.	
Gas fired heating to radiators. EPC rating: N/A Council tax band: C	
Broadband speed: up to 900 Mbps (Ofcom).	
Mobile coverage: EE, O2 & Vodafone (Ofcom).	
List Entry Number: 1338049	
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.	

(01787) 463404 Castle Hedingham Long Melford (01787) 883144 Clare (01787) 277811 (01206) 263007 Leavenheath **Bury St Edmunds** (01284) 725525 Woolpit (01359) 245245 Newmarket (01638) 669035



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