



MULBERRY HOUSE

Sible Hedingham, Essex, CO9 3LA

Guide price £965,000

DAVID
BURR



Mulberry House, Wethersfield Road, Sible Hedingham, Halstead, Essex, CO9 3LA

Mulberry House is a superb and substantial detached family home enjoying a pleasant location on the periphery of this sought after and well-served village, and enjoys extensive south facing grounds with rolling farmland beyond.

A covered porch accesses a six panel door which opens into the impressive reception hall. There is an attractive staircase with half landing leading to the first floor, views across the front gardens and doors to the principal reception room. The reception hall has an attractive beechwood flooring which continues through to the three further reception rooms.

The sitting room is situated on the west elevation of the property and benefits from a dual aspect with views towards the front garden and French doors opening to the south facing rear terrace. There is an appealing carved stone fire surround with fluted pillars, beneath which is a wood burning stove set upon a stone hearth. The dining room is situated to the rear elevation of the property and has French doors opening to the south facing terrace, making it ideal for large scale entertaining. It also has an appealing feature fireplace with a curved detailed wooden surround and an inset fire. The third reception room is situated to the front elevation of the property and overlooks the front garden and provides useful study space or the potential for a games room and also benefits from the attractive beechwood flooring and a range of bespoke bookshelves.

The heart of the house is formed by the truly stunning kitchen, breakfast and garden room which are situated to the rear of the property and this room has an attractive pamment flooring and extensively fitted with a range of floor and wall mounted units with integral appliances including a Smeg range cooker with Smeg hob above, dishwasher, a Belfast sink and an impressive white brick fireplace within which is a substantial wood burning stove. There is a large central island unit with granite work surfaces and a breakfast bar to the south elevation and a square arch opening to the fantastic garden room which has a fully vaulted ceiling and is glazed for the apex on the southerly elevation and benefits further from a triple aspect and French door leading to a raised decked entertaining area adjacent to the pool terrace.

The remainder of the ground floor accommodation comprises a practical and useful utility/boot room fitted with a range of floor and wall mounted units with a stainless steel sink, space and plumbing for washing machine and dryer and door to side.

There is a well-appointed ground floor cloakroom which is accessed from the reception hall and this has attractive beechwood flooring, a matching white suite with a pedestal wash hand basin.

An extensive cloaks/storage cupboard can also be accessed from the reception hall.

The stairs from the reception hall rise to a particularly attractive galleried landing which has a window above the stairs affording views across open rolling farmland. There is a large linen cupboard housing hot water cylinder and provides further extensive storage.

The principal bedroom is situated to the rear of the property with a dual aspect and part vaulted ceiling and wonderful views across the grounds and beyond. A panelled door accesses an impressive dressing room which is fitted with a range of bespoke wardrobes and hanging rails. Adjacent to this is an impressive en-suite shower room which has a large walk-in shower cubicle, his and hers sink, matching WC and attractive tiling to the floor and walls. The guest suite is situated to the front elevation of the property affording views across the front garden and rolling countryside beyond. There is a well-appointed en-suite shower room with a matching white suite adjacent to which is a dressing room. There are two further bedrooms both of which are generously proportioned, one situated to the rear elevation of the property overlooking the terrace and grounds and the other to the westerly elevation and having a dual aspect with views to both front and rear. These are served by a lavishly appointed family bathroom which has half height panelling, a free standing roll topped bath with claw feet, matching white suite with pedestal wash hand basin and attractive tiling to the floor.

Outside

A paved driveway flanked by dwarf red brick flooring leads to a twin five bar gate opening to an extensive area of parking which provides space for numerous vehicles and in turn, leads to the detached double garage which has light and power connected. A further five bar gate leads down to the side of the property to the paddock to the rear.

The front garden is particularly private and has mature laurel hedging to front, behind which are expanses of lawn bordered by neatly clipped box hedging with a path leading to the front door. There is an attractive wrought iron gate which provides access between the detached garage and the side of the property.



The grounds at Mulberry House are an absolute delight and benefit from a south facing aspect enabling to take advantage of the all day sun. Immediately to the rear of the property is an extensive paved terrace beyond which is a solar heated swimming pool and adjacent is a large decked entertaining terrace accessed from the garden room making this the perfect place for large scale family parties and entertaining. To complement the swimming pool there is also an outside changing hut with a hot shower.

Beyond the terraces are large expansive of lawn which are flanked by densely stocked borders which provide year round colour and interest. To the east elevation there is an attractive red brick wall and beyond this, is a useful workshop/studio building with double doors and equipped with light and power. There are numerous specimen trees throughout the garden and an idyllic octagonal summer house at the bottom which provides a shaded entertaining area adjacent to which is a pergola with a variety of climbing plants. Beyond the garden are large expansive of lawn and to the westerly side is a vineyard. Beyond the vineyard and bottom of the lawn is a large paddock which is flanked by a variety of mature trees to include poplar and walnut and this area is ideal for a pony or those wishing to peruse other rural hobbies.

In all about 2.30 acres (sts).

The well presented accommodation comprises:

- | | |
|------------------------------------|---------------------------|
| Superb detached family home | Pleasant village location |
| Three reception rooms | Beautiful gardens |
| Principal suite, guest suite | Two further bedrooms |
| Outdoor solar heated swimming pool | Detached double garage |
| Workshop | Paddock |

Agents notes:
Cresswells which is a substantial property accessed off Church Street in the village has a vehicular right of way to the side of Mulberry House which is currently used when they are harvesting willow from the farm and this happens approximately twice a year.

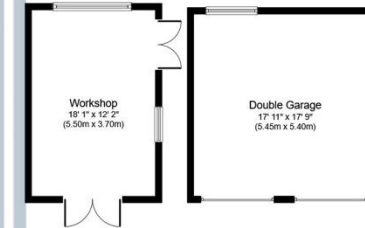
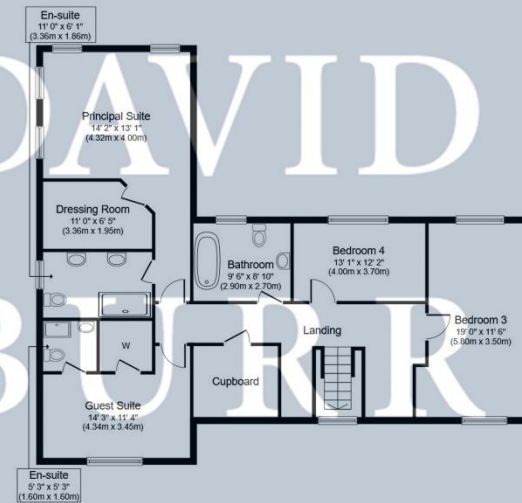
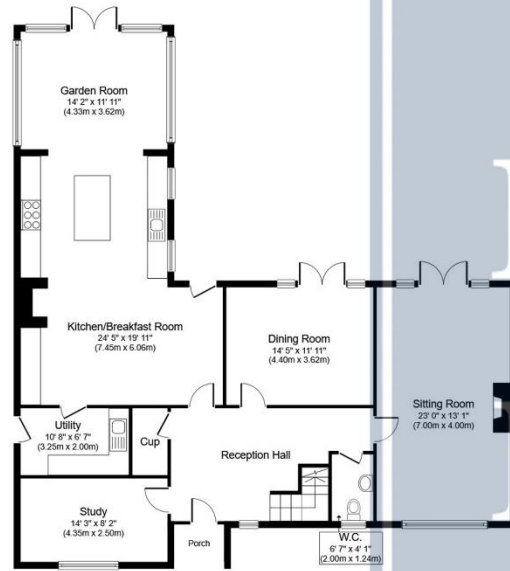
Location

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.

Oil fired heating to radiators. EPC rating: E Council tax band: G

Tenure: Freehold

Broadband speed: up to 1000 Mbps (Ofcom).

Mobile coverage: EE, O2 & Three - Likely Vodafone - Limited (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

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**DAVID
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