



Delvin End | Sible Hedingham | CO9 3LN

FINE & COUNTRY

# OVERVIEW

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Welcome to an exquisite and beautifully maintained thatched cottage set in the charming hamlet of Delvin End on the outskirts of Sible Hedingham.

This quintessentially 17th Century English residence offers a blend of period character with modern comfort, making it an ideal home for those seeking countryside living with a touch of elegance.

# STEP INSIDE

The ground floor of this beautiful home offers a perfect balance of charm and functionality, starting with a welcoming entrance and hallway that leads into a spacious sitting/dining room. This expansive room features traditional beams, multiple windows filling the space with natural light and ample room for both relaxing and entertaining. Adjacent to the sitting room is a fully fitted kitchen/breakfast room, a good-sized practical space equipped with modern appliances and a breakfast bar.

The ground floor also includes a shower room conveniently located for guests or those in need of ground-level facilities and a utility cupboard housing a washing machine and tumble dryer.







# STEP INSIDE

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The first floor is a delightful space designed for comfort and tranquillity, featuring a spacious landing with ample storage, three generously size bedrooms and a family bathroom all with spectacular view across open farm lands.

The master bedroom is a standout feature, offering ample room, built-in wardrobes and a large window that lets in plenty of natural light. The second and third bedrooms are equally spacious, perfect for family members or guests.

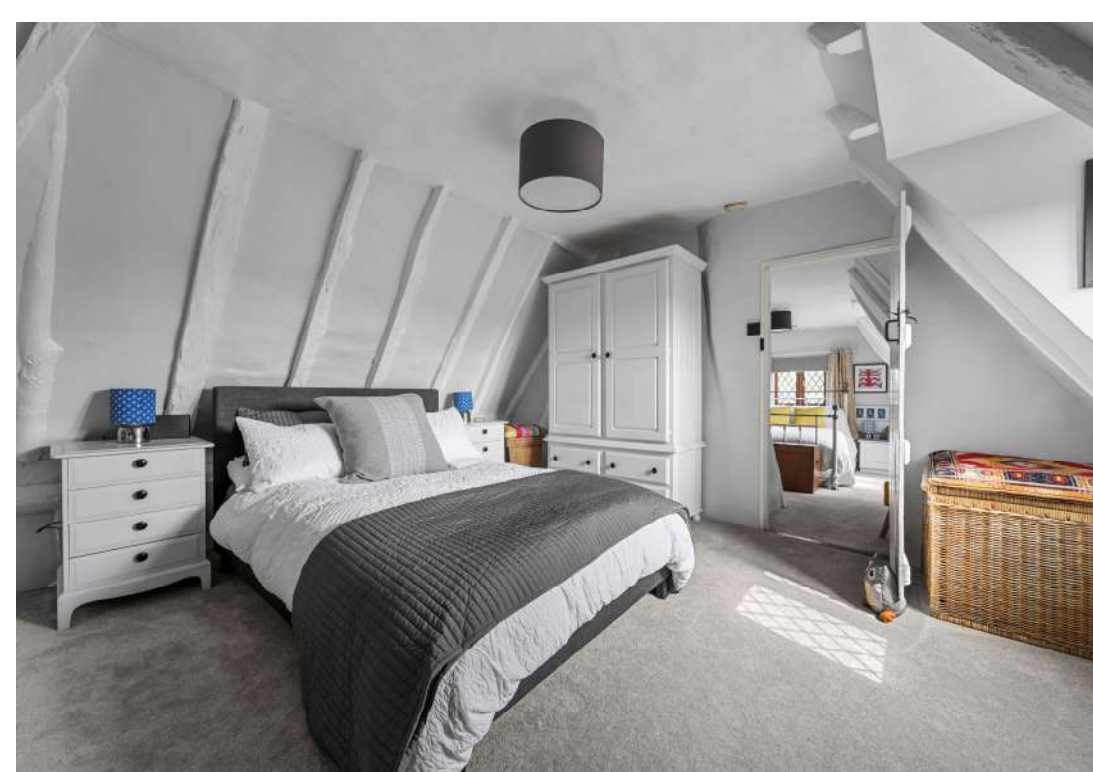
The family bathroom is stylishly appointed with modern fixtures including a bath and separate shower cubicle providing convenience and comfort. With its classic cottage charm, exposed beams and thoughtful layout, the first floor creates a cosy, restful environment ideal for retreating at the end of the day.

# OUTSIDE

The garden is as enchanting as the home itself, offering a beautifully landscaped and private outdoor space perfect for relaxation and leisure. The cottage is surrounded by well-manicured gardens featuring lush lawns, mature shrubs and charming flower beds, all bordered by hedges that provide complete privacy.

There is a lovely patio area ideal for alfresco dining or enjoying morning coffee plus a raised deck area for comfy lounge seating to relax and take in the tranquillity of the countryside. A standout feature of the outside space is the delightful front garden with carefully tended plants and a welcoming pathway leading to the front entrance offering a picture-perfect first impression.

The property also benefits from a detached garage and a large gravel driveway with ample parking space. The peaceful rural setting is surrounded by picturesque farmland creating a sense of seclusion and tranquillity making the outside just as appealing as it's charming interior. Whether you are entertaining guests of enjoying quiet time outdoors, the garden provides the ideal environment for country living.





# LOCATION

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Situated in the beautiful countryside this charming property offers a tranquil rural lifestyle while still being close to local amenities. The village of Sible Hedingham provides easy access to shops, schools and dining options with nearby towns of Braintree, Sudbury only 15 minutes drive away and Colchester City just 30 minutes away offering further conveniences.

Surrounded by rolling fields and beautiful landscapes the home is perfect for those looking to enjoy outdoor pursuits. For families, the area boasts several well-regarded schools, while outdoor enthusiasts will appreciate the abundance of scenic walking, cycling routes and golf courses right on the doorstep.

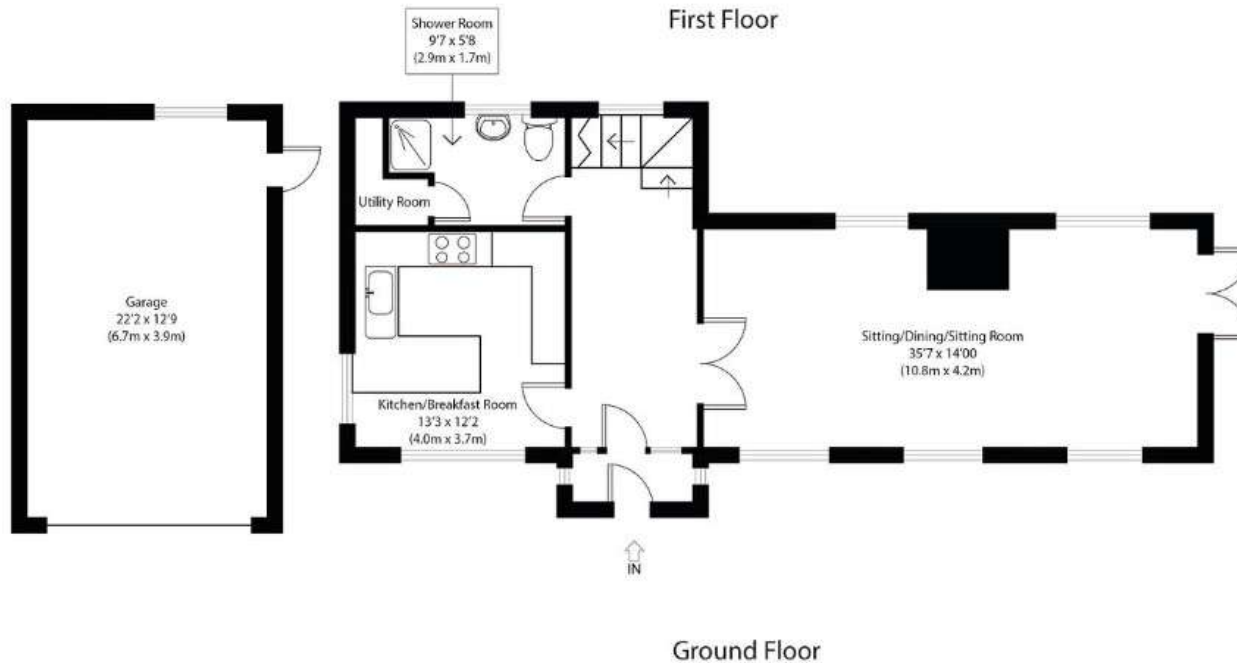
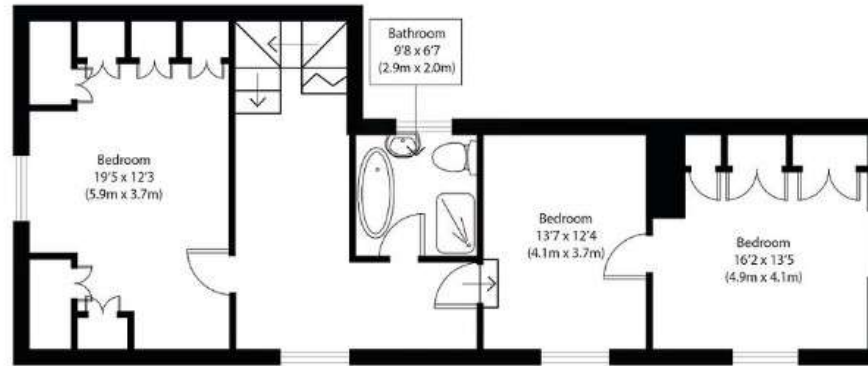
The nearby village of Castle Hedingham known for its mediaeval history and famous castle, adds a touch of heritage to the location.

Excellent road connections, including access to the A131 and A120 making commuting to larger towns or London feasible while Braintree Freeport station offers direct rail links to London Liverpool Street making this an ideal location for those seeking a rural lifestyle without sacrificing connectivity.

Approximate Gross Internal Area  
 Main House 1760 sq ft (164 sq m)  
 Garage 290 sq ft (27 sq m)  
 Total 2050 sq ft (190 sq m)

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. We do not warrant the floor plan accuracy and completeness, you or your adviser should conduct a careful, independent inspection of the property to request of necessary valuations.

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CRAIG GANDERTON  
 DIRECTOR

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