



## THE OLD STABLES

Sheepcote Road, Castle Hedingham, CO9 3HB

Guide price £550,000 to £575,000

DAVID  
BURR



The Old Stables, Sheepcote Road, Castle Hedingham, Essex. CO9 3HB.

The Old Stables is a charming property, in a peaceful location, and offers immensely characterful accommodation that combines attractive period features which include exposed beams, open fireplaces, leaded hardwood windows and solid wood flooring. The property is 'U' shaped with the living area distinctly separated from the sleeping area. The accommodation is readily suited to modern lifestyles and is arranged over one level, around an idyllic partly walled south and west facing garden.

The entrance hall is particularly inviting with a bespoke door and antique stained-glass panel, with exposed beams to the walls and the partly vaulted ceiling, and the rooms are accessed via appealing ledge and board doors. The two generously proportioned principal reception rooms are of a semi-open plan nature, with attractive open stud work separating the dining and sitting room. There is an attractive red brick open fireplace with an oak lintel above which forms a focal point, and French doors access the courtyard making it ideal for entertaining. The dining room is adjacent to the kitchen and provides a more formal entertaining area.

The kitchen is extensively and recently re-fitted with a range of shaker style floor and wall mounted units with tiled splash backs, timber counter tops and inset enamel style sink and mixer tap. Neff induction hob with canopy extractor hood over, Neff double oven/grill, integrated dishwasher and fridge freezer. The ceiling is vaulted with a large 'Velux' window providing plenty of natural light. Adjacent to this is a practical utility room with plumbing for a washing machine.

The principal bedroom is of a generous size, and has a part vaulted ceiling with downlighting, a large window overlooking the garden, and there is a door to a well-appointed en-suite which has a matching white suite. There are two further double bedrooms, both of which have vaulted ceilings and exposed beams, with bedroom three having a large 'Velux' window. These two bedrooms are served by a spacious family bathroom which has recently been re-fitted and comprises a large bath with mixer tap and shower head/hose, low level WC., hand wash basin with quartz effect vanity top and cups below in sage green, and a 'Velux' window.

The property is approached via a drive which provides parking, and in turn gives access to the double garage, with electric remote doors, power and light, and a personal door to the side. There is an attractive curved mellow red brick wall, which provides access to the garden via a bespoke handmade solid hardwood door with an arched top, which is equipped with a security lock.

The gardens are partly walled, and of a split-level nature and provide total privacy, and benefit from the afternoon and late evening sunshine. There is an extensive terrace which is perfect for large scale entertaining which leads to an attractive raised area of lawn. This is flanked by a variety of herbaceous borders with shrubs and perennials which have brick edging, and provide year-round interest and colour. A number of evergreen shrubs to the rear also provide structure and colour.

**Agents Note;**

Our clients have advised us that the stand alone workshop to the left of the double garage and access driveway directly in front (equivalent to the width of the workshop) is not included in the sale of the property. It is intended by our clients that they would erect a fence to form the new boundary and remove part of the existing boundary wall directly in front of the double garage to provide full access and revised driveway/parking. However, the stand alone workshop may be made available subject to separate negotiation.

The well-presented accommodation comprises:

- Three double bedrooms
- Sitting room
- Dining room
- Impressive kitchen
- Utility room
- En-suite
- Lovely family bathroom
- Partly walled west facing garden
- Village location
- Double garage and parking

**NO ONWARD CHAIN**

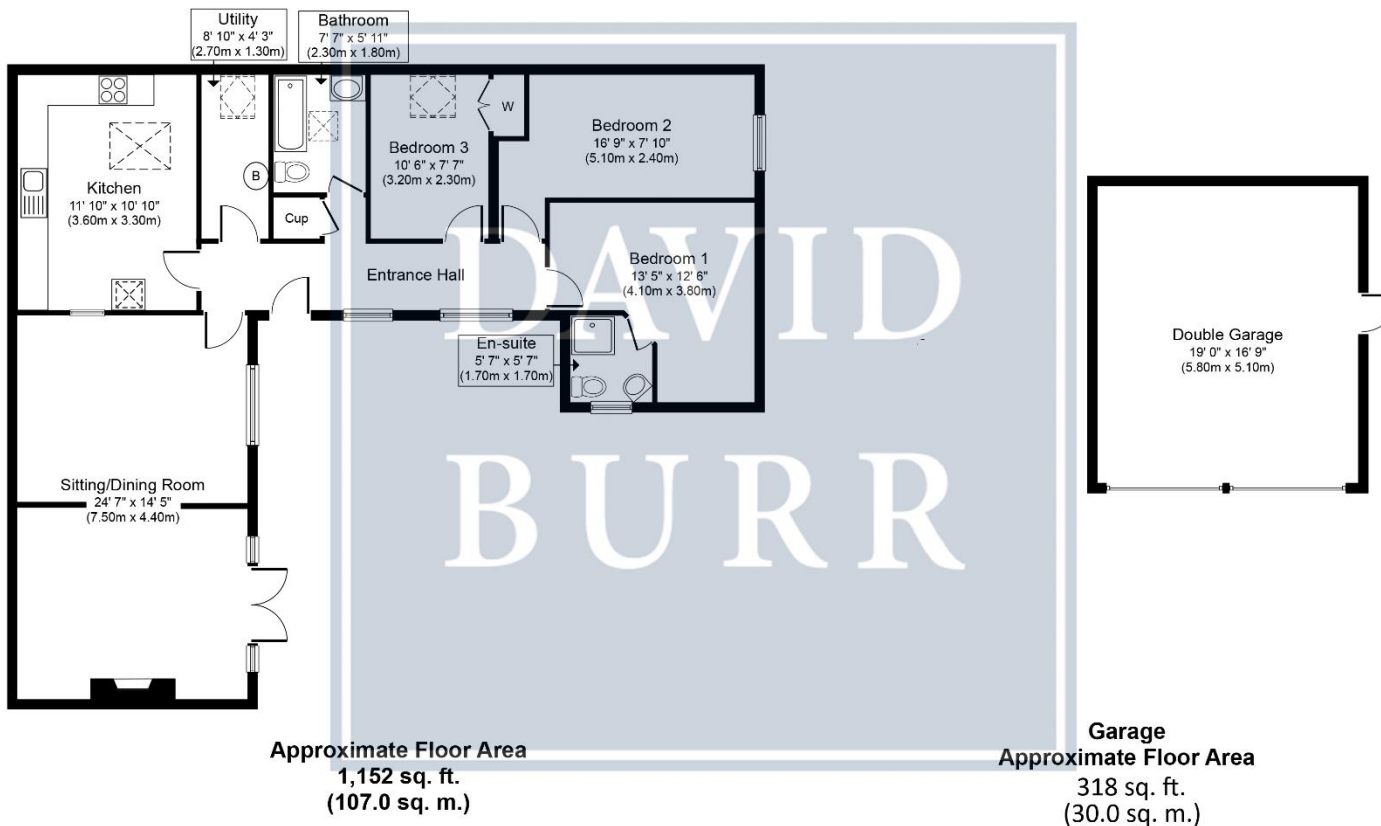
**Location**

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, primary school 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
- Sudbury 6 miles
- Braintree 10 miles
- Witham-Liverpool St 45 mins
- Stansted approx. 30 mins
- Addenbrookes 40 minutes





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. 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.

Gas fired heating to radiators. EPC: E. Council tax band: E

Tenure: Freehold.

Broadband speed: up to 900 Mbps (Ofcom).

Mobile coverage: EE, O2 & 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.

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### Contact details

Castle Hedingham (01787) 463404

Long Melford (01787) 883144

Clare (01787) 277811

Leavenheath (01206) 263007

Bury St Edmunds (01284) 725525

Woolpit (01359) 245245

Newmarket (01638) 669035

London (020) 7390888

Linton & Villages (01440) 784346



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