



## MAYLANDS

Queen Street, Sible Hedingham, CO9 3RH

**Offers in the Region of £800,000**

DAVID  
BURR



## Maylands, Queen Street, Sible Hedingham, Halstead, Essex, CO9 3RH

A substantial bespoke new home situated in a conservation area within this popular and well served North Essex village offering stylish and versatile family accommodation which is perfectly suited to a variety of modern lifestyles.

A spacious entrance hall has stairs rising to the first floor and accesses the principal reception rooms and a well-appointed cloakroom, with appealing herringbone flooring. To the front elevation of the property is a useful and practical study/snug which overlooks the front garden. The principal reception room is situated on the southerly elevation and has a feature fireplace with an inset log burning stove which provides a focal point.

The heart of the house is formed by the stunning semi-open plan kitchen/dining room, which is extensively fitted with a range of floor and wall mounted units with integral appliances to include, double ovens, induction hob and hood, dishwasher, and a fridge/freezer, and has a large central island unit with a breakfast bar. The attractive herringbone flooring is continued throughout this room. The kitchen overlooks the landscaped rear gardens. To the south is the stunning dining area which is perfect for entertaining, and has a large glass roof light creating a beautiful family entertaining space with bi-fold doors accessing the terrace and rear garden.

The utility room will be fitted with a washing machine and tumble dryer.

The first floor is equally impressive with a large galleried landing which has a window to the rear. The principal suite is situated to the rear and has French doors with a Juliette balcony, a range of built in wardrobes, and a door to a well-appointed en-suite shower room. There is a guest suite to the front which also has built in wardrobes. There are two further well-proportioned double bedrooms which are served by a family bathroom.

The property is approached via a paved and shingle drive which provides extensive parking, and in turn accesses the electric car charging point. There is a sandstone path to the front door and to the side, which leads to the large rear terrace. There are mature boundaries which provide privacy, and a large terrace accessed from the dining area via the bi-fold doors. The gardens will be landscaped in accordance with the plans, and provide a spacious and private amenity space.

The well presented accommodation comprises:

Stunning bespoke new home

Impressive kitchen/family room

Two further reception rooms

Principal suite and guest suite

Two further bedrooms and family bathroom

Underfloor heating on ground floor

Air source heat pump and electric car charging point.

Landscaped garden

Extensive parking

### 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





### Additional information

Services: Main water, electricity and drainage.

Air source heat pump to radiators and underfloor heating.

EPC rating: TBC Council tax band: TBC

Tenure: Freehold

Broadband speed: up to 1000 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. DAVIDBURR.CO.UK

### Contact details

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Woolpit (01359) 245245

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**DAVID  
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