



## BRAINTREE ROAD, SIBLE HEDINGHAM

TO LET – £1,750 PCM

- AVAILABLE IMMEDIATELY
- UNFURNISHED
- 4 BEDROOM (3 LARGE DOUBLE)
- DETACHED FAMILY HOME
- LARGE LIVING ROOM WITH FRENCH DOORS TO REAR GARDEN
- DINING ROOM & SITTING ROOM
- NEWLY INSTALLED FOUR PIECE FAMILY BATHROOM
- SPACIOUS EAVES STORAGE
- OFF-STREET PARKING FOR 4 VEHICLES AND ACCESS TO DOUBLE GARAGE
- WELL-MANICURED FRONT GARDEN
- LARGE TERRACE AND LAWN TO REAR

We are pleased to offer this 4 bedroom detached family home to let, located on the outskirts of Sible Hedingham. The ground floor comprises of a large living room with French doors to rear, dining room, sitting room, kitchen and a cloakroom. There are 4 bedrooms to the first floor with three of these being large doubles, a newly installed 4 piece family bathroom and a large eaves storage cupboard. The front of the property is approached via a shingle driveway supplying off-street parking for 4 vehicles, a well-manicured front garden and access to a double garage. The rear garden is split into large entertaining terrace, vegetable garden, reading garden and lawn.





With composite panel and glazed front door opening into:

#### **Sitting Room 16'6" x 12'1"**

With feature display fireplace, windows to front and rear aspects, wall mounted lighting, wall mounted radiator, power points, fitted carpet, stairs rising to first floor landing, doors to rooms.

#### **Living Room 20'2" x 13'2"**

With feature log burning stove with brick surround and oak bressummer, faux beams to walls and ceiling, window to front, French doors to rear entertaining terrace and manicured garden beyond, wall mounted radiator, wall mounted lighting, TV and power points, fitted carpet.

#### **Dining Room 16'4" x 12'1"**

With feature log burning stove with oak surround, faux beams to walls and ceilings, windows to both front and rear aspects, wall mounted radiators, power points, oil fired boiler, fitted carpet, door to:

#### **Kitchen**

Comprising an array of eye and base level cupboards and drawers with complimentary stone effect rolled worksurface, tiled splashbacks, 1 1/2 bowl single drainer composite sink unit with mixer tap, free-standing electric double oven with 4-ring hob above, recess power and plumbing for washing machine, recess and power for under-counter fridge-freezer, ceiling lighting, window to front, tiled flooring, wall mounted radiator, power points.

#### **Inner Hallway**

With doors to both front and rear gardens, further window to rear, ceiling lighting, wall mounted radiator, tiled flooring, door to:

#### **WC**

Comprising a close coupled WC, window to rear, ceiling lighting, tiled surround, tiled flooring, wall mounted radiator.

#### **Double Garage 23'2" x 18'7"**

With twin up-and-over doors, two windows to rear, lighting and power points.

#### **First Floor Landing**

With 4 windows to rear, wall mounted radiators, storage cupboard, wall mounted lighting, large eaves storage (22'8" in length) with lighting, doors to rooms.

#### **Bedroom 1 - 16'8" x 16'0"**

With windows to side and front aspects with far-reaching countryside views, wall mounted lighting, wall mounted radiators, telephone and power points, fitted carpet.

#### **Bedroom 2 – 15'7" x 12'7"**

With windows to front, wall mounted radiators, wall mounted lighting, fitted carpet, power points.

#### **Bedroom 3 – 13'2" x 8'8"**

With two windows to front, ceiling lighting, wall mounted radiator, power points, fitted carpet.

#### **Bedroom 4 – 9'10" x 8'8"**

With window to front, ceiling lighting, wall mounted radiator, power points, fitted carpet.

#### **Newly Installed Family Bathroom**

Comprising a four piece suite of panel enclosed bath with mixer tap and tiled surround, fully tiled and glazed shower cubicle with integrated shower, pedestal wash hand basin with twin taps and tiled splashback, close coupled WC, wall mounted radiator, window to front, ceiling lighting, extractor fan, electric shaving point, airing cupboard housing hot water cylinder and slatted shelves, wood effect linoleum flooring.

# OUTSIDE

## **The Front**

The front of the property is approached via a shingle driveway supplying off-street parking for at least 4 vehicles, access to the previously mentioned double garage, paved pathway leading to front door and dissecting the well-manicured and stocked front garden, all retained by post-and-rail fencing and hedging, outside lighting point can also be found, personnel gate to:

## **Rear Garden**

With large entertaining terrace with raised lawn, flower beds and vegetable beds, further quiet flower garden, all retained by open board fencing, outside lighting can also be found.



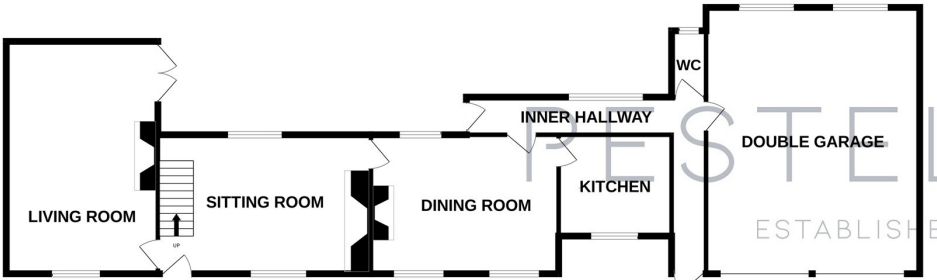
DETAILS

EPC

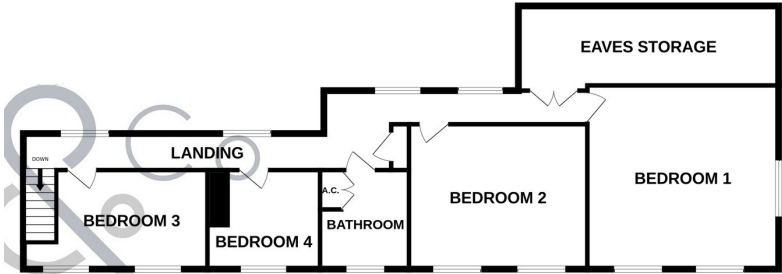
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

FLOOR PLAN

GROUND FLOOR  
1289 sq.ft. (119.8 sq.m.) approx.



1ST FLOOR  
1087 sq.ft. (101.0 sq.m.) approx.



TOTAL FLOOR AREA : 2376 sq.ft. (220.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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# GENERAL REMARKS & STIPULATIONS

**Sible Hedingham** is a rural village located near to Halstead, which is a popular market town with a high street enjoying a range of independent retailers and eateries with beautiful countryside close by to enjoy and explore. For the commuter there is a mainline station located at the larger town of Braintree. Stansted airport is also approximately 25 miles away and there is straight forward access links to both A12 and A120 leading to access to the M11/M25.

## DIRECTIONS



## FULL PROPERTY ADDRESS

Maynards, Braintree Road, Sible Hedingham, Essex,  
CO9 3RL

## COUNCIL TAX BAND

Band F

## SERVICES

Oil fired central heating, mains drainage and  
water

## LOCAL AUTHORITY

Braintree District Council, Causeway House, Bocking  
End, Braintree CM7 9HB

**AGENTS NOTE:** We believe the information supplied in this brochure is accurate as of the date 19/08/2025. The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

# PESTELL & Co

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