



AUGUSTA HOUSE

King Street, Castle Hedingham, CO9 3ER

Guide price £1,125,000

DAVID
BURR



Augusta House, 5 King Street, Castle Hedingham, Halstead, Essex, CO9 3ER

Set within the village square, and with outstanding views of the historic church and castle, Augusta House is quite simply one of the most attractive and iconic buildings of Castle Hedingham. Originating from the eighteenth century (and possibly earlier), the building which is in red brick, has a wonderful five range window fenestration and delightful pediment with fanlight, elements which are quintessentially Georgian.

The formal layout of elegant light filled individual rooms with large sash windows is typical of the era, and there is delightful detail including elaborate plaster work to the ceilings and panelling to walls. The hallway and staircase emphatically set the scene for this superb house, which is imbued with excellently proportioned rooms amplified in size by the impressive ceiling heights. Overall, the property provides approximately 3500sqft of accommodation including a large cellar which has natural ventilation and light. The plot extends to an impressive 0.26 of an acre (approximately), and the walled rear garden, which is very pleasantly private, The garden balances beautifully with the house providing a expansive amenity space and enjoys a westerly facing orientation for afternoon sunshine, and sunsets. Augusta House is also blessed with gated parking to both front and rear, and garaging. These much sought after features include a large mono pitched garage and wonderful, very spacious barn, both being crucial and premium assets for dwellings sited within the village centre.

Three stone steps lead to a six panelled door with semi-circular fanlight over, half columns and open pediment. The striking 'L' shaped hallway features wonderful checkerboard black and white mosaic tiled pattern floor, timeless in its appeal. Delightful timber panels in dark wood adorn the walls and an equally inspiring staircase with detailed outer strings, balusters and turned handrail ascends to the first floor. Substantial timber doors with highly detail surrounds formed of deep architraves, fluted square columns, carved corbels and cornicing provide access to the principal rooms, and furthermore from the hallway curved brick steps descend to the cellar via a rear lobby. The lobby in turn provides access to the patio terrace.

The drawing room is a delightful space featuring significant detail including the patterned ceiling mouldings, deep and intricate cornicing, deep skirtings and a substantial fire place of marble inlays and hearth. Two large sash windows overlook the village square and a window to the south side faces the wonderful village church. The wainscot panelled dining room is dominated by the fireplace with its beautifully detailed fire surround and chimney breast, marble inlay, hearth and cast iron grate. The smooth ceiling is complimented by deep cornicing and ornate ceiling centre. Two large sash windows provide the natural lighting.

The sitting room also features a patterned ceiling and is situated to the south west side of the building with arched windows overlooking the garden to the west. A cosy, yet roomy space, the focal point of which is the fireplace in brick with detailed fire surround and inset log burner. A lovely arched top glazed door exits to the patio. The cellar is segmented into three spaces, all of which provide excellent storage options. The principal area has been adapted for laundry with plumbing with excellent artificial light and natural light/ventilation. The substantial gas fired heating boiler is easily accessible and the brick floor covering is particularly striking.

For convenience, there is a fully refurbished cloakroom and suite. The kitchen has been bespoke specified in a mid-blue, and provides a multitude of storage solutions at floor and eye level including glazed display cabinets and a substantial island. Quartz counter tops with a fluted drainer and complementary tiled back splashes provide ample work surfaces and the fire place recess has been thoughtfully adapted for a range style cooker. The sink is set in line with the view over the church, and adjacent is a doorway to the garden room. With vaulted ceiling and extensive glazing affording plenty of natural light, the garden room is a perfect space for relaxation and access to the patio terrace. A delightful and imposing arched window sits over the half landing affording views of the garden and providing the natural lighting for the charming landing space.

The first floor feels incredibly spacious on account of increased ceiling heights of 2.8 meters, and doorways provide a means of entry to four double bedrooms, three of which feature built in wardrobes. The principal bedroom enjoys stunning views of the village square and Hedingham castle and is blessed with a large en-suite which incorporates double shower cubicle, free standing bath and twin hand wash basins. Within the third bedroom is the airing cupboard, access to the amazing loft space and a large sash window overlooking the church. The family shower room has been re-furbished including a replacement suite, and is suitably impressive.

Exterior

To the left hand side of the main house is a gated secure parking facility with block paviour surface, including EV charging point, and timber gate to the patio area. The substantial paved patio terrace extends across the rear of the building upon which is sited a timber shed, the patio being retained by ornate low wall. Steps and metal railings rise to the garden room, and further steps lead down to the lawn and the perimeter pathway. A substantial brick wall forms the church yard boundary and the pathway leads down to the garaging and secure parking.

The garden is formed of a large lawned area upon which is sited a timber shed and log store, flower and shrub beds and area sub-divided by picket fencing where there is a large raised shrub bed. The garage and parking compound comprise a sizable mono pitched garage with up and over type door and power supply, an impressive barn with vaulted ceiling of brick and timber construction under a tiled roof, also with power supply and three door entry from Church Street, and secure parking, access to which is gained via double gates through a large brick boundary wall leading on to Church Street.

The well presented accommodation comprises:

Four double bedrooms	Westerly facing garden
Principle bedroom and en-suite	Driveway to front and secure parking to rear
Stunning entrance hallway	Approx. 0.26 of an acre (sts)
Kitchen/breakfast room	Storage barn and large garage
Drawing room	NO ONWARD CHAIN

Agents notes:

There is a right for the public to park vehicle in front of Augusta House.

List Entry Number: 1168532

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

Braintree-Liverpool St 60 mins

Sudbury 6 miles

Stansted Airport approx. 30 mins

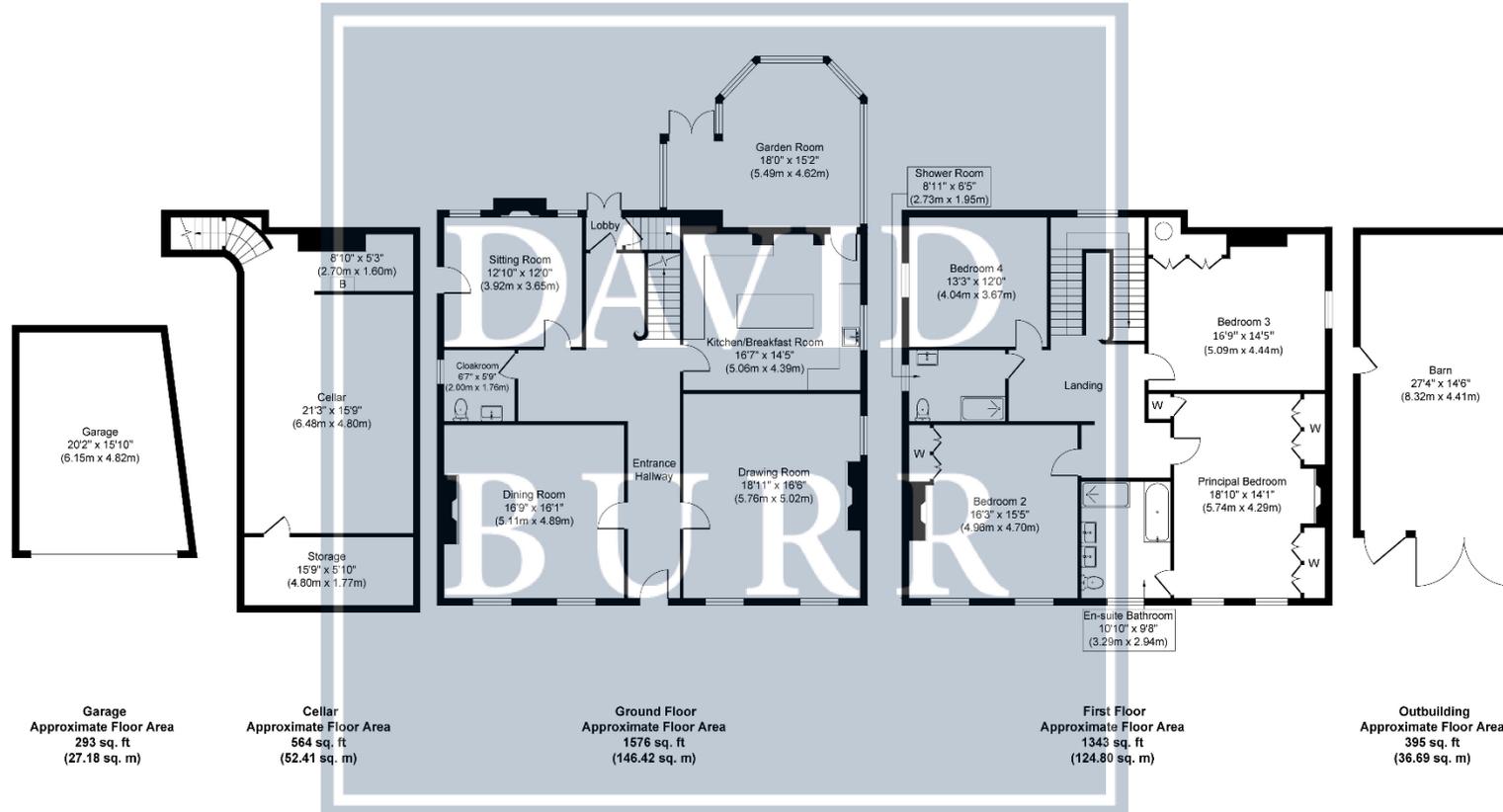
Braintree 10 miles

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

Gas fired heating to radiators. EPC rating: D Council tax band: G

Tenure: Freehold

List Entry Number: 1168532

Broadband speed: up to 1000 Mbps (Ofcom).

Mobile coverage: EE, O2, Three, Vodafone (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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**DAVID
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