

DAVID  
BURR



**ROOKWOODS GARDEN COTTAGE, YELDHAM ROAD, SIBLE HEDINGHAM, ESSEX,  
CO9 3QG**

A delightful former gardeners cottage on a private estate offering characterful accommodation with attractive period features throughout and an impressive open plan living area. Charming walled west facing garden and ample parking.

Available now long term.

£1,500 pcm

## Rookwoods Garden Cottage, Yeldham Road, Sible Hedingham, Essex, CO9 3QG

A glazed and panelled door opens to the beautiful open plan kitchen/dining/living area which has timbers to the ceiling, two sets of French doors to a delightful walled west facing garden, a built in fireplace with stone hearth flanked by storage to the side and views to the front courtyard, oak flooring and oak stairs rising to the first floor. A panelled door leads to a useful utility area which has a brick floor, plumbing for a washing machine, space for a freezer and a door to the front courtyard. A second door accesses a well-appointed shower room which has brick flooring, a tiled shower cubicle, pedestal wash hand basin and matching WC.

A door from the living area accesses an impressive principal bedroom which has a triple aspect and two port hole windows to the north giving wonderful views over paddocks and open countryside. There is an impressive beam to the ceiling, a door to the west facing terrace and a useful wardrobe. A door accesses a well-appointed ensuite bath/shower room with a fully tiled bath surround with shower above, pedestal wash hand basin, matching WC and a tiled floor.

Oak stairs rise to a landing with a door opening to a charming bedroom which has a French door to the front courtyard and a Juliet balcony, part vaulted ceiling and exposed timbers. To the other side of the landing is a useful storage room in the attic.

The property is approached via brick piers to a walled courtyard which provides extensive parking and has numerous shrub borders to provide interest and colour. A brick path with semi-circular feature accesses the front door.

The rear garden is an absolute delight and is walled on three sides and accessed via the principal living area via two sets of French doors which lead to a large decked terrace which is positioned to take advantage of the afternoon and evening sunshine. Beyond this are large expanses of lawn with lavender beds, raised vegetable beds and a fruit cage.

The well presented accommodation comprises:

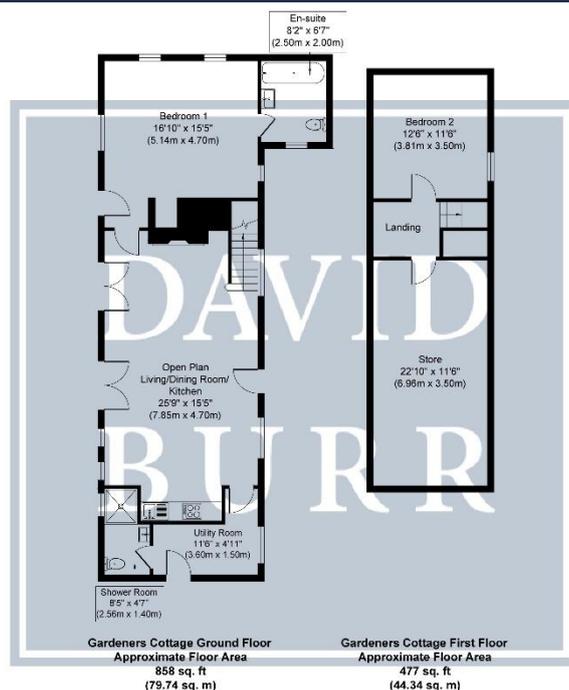
- Charming cottage on a private estate
- Ample parking
- Impressive open plan living area
- Boot/utility room
- Principal bedroom and en-suite
- Second bedroom and ground floor shower room
- Delightful walled west facing garden

### 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 8 miles
- Sudbury 8 miles
- Braintree – Liverpool St 60 mins
- Stansted approx. 30 mins
- M25 J27 approx. 50 mins



Viewing strictly by appointment with David Burr.

Castle Hedingham	01787 463404
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Clare	(01787) 277811
Leavenheath	(01206) 263007
Long Melford	(01787) 883144
Woolpit	(01359) 245245
Bury St Edmunds	(01284) 725525
London	(020) 78390888
Linton & Villages	(01440) 784 346

### Additional information

- Services: Main water, electricity and private drainage
- Electric heating to radiators. EPC rating: D Council tax band: D
- Broadband speed: up to 1000 Mbps (Ofcom).
- Mobile coverage: EE, Three, O2 and Vodafone (Ofcom).
- None of the services have been tested by the agent.
- Local authority: Braintree District Council (01376) 552 525.
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- DAVIDBURR.CO.UK

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