



9 CHURCH LANE

Castle Hedingham, Essex, CO9 3DA

Guide price £295,000

DAVID
BURR



9 Church Lane, Castle Hedingham, Essex, CO9 3DA

9 Church lane is a charming listed cottage enjoying a central location within the popular and sought after village of Castle Hedingham in North Essex.

To the front of the property there is an alleyway which leads to the rear garden giving access to the entrance lobby via a wooden and glass panelled door. From the entrance lobby a panelled door leads to the kitchen/breakfast room. The kitchen/breakfast room is well appointed and has a range of floor and wall mounted units with wooden counter top. The kitchen comprises of a butler sink with mixer tap, integrated oven, Indesit hob with extractor hood above and space for a washing machine. The kitchen allows for a seating area and has views to the rear garden. From the kitchen access is available to the understairs storage area which also houses the boiler.

A step up then leads to the living room which has characterful beams to the ceiling, laminate flooring and wonderful views out the front of the property of the St Nicholas church. The focal point is the feature fireplace with a wood burning stove and wooden lintel above and to the left is a useful built in storage cupboard with space above.

Stairs then lead to the first floor which comprises two spacious bedrooms. The largest bedroom has wonderful views over looking the garden and beyond and has a useful built in wardrobe and storage cupboard. The second bedroom has views of the church and has a storage cupboard which houses the water tank. The two bedrooms are served by a well appointed bath/shower room which is fitted with a sink with a mixer tap, matching WC, bath with a hand held shower head and a waterfall shower head, heated towel rail, tiling to dado height and laminate flooring.

Outside

The garden is immersed with interest and has a brick patio with patio steps leading to the rear. There is a focal point of a large tree and useful outbuilding at the rear. A further storage shed for garden equipment is also located within the garden. The garden has a variety of climbers, hedges and spring bulbs, such as daffodils, and a small vegetable bed. The property benefits from an outdoor light and an outdoor tap.

The well presented accommodation comprises:

Two bedrooms	Garden
Kitchen/breakfast room	Village location
Bathroom	Close to village shop and pub
Living room	

Agents notes:

The neighbouring properties benefits from a pedestrian right of way to the rear.

A small portion of the property is a flying freehold over the alley way.

The property is situated in a conservation area.

List Entry Number: 1122968

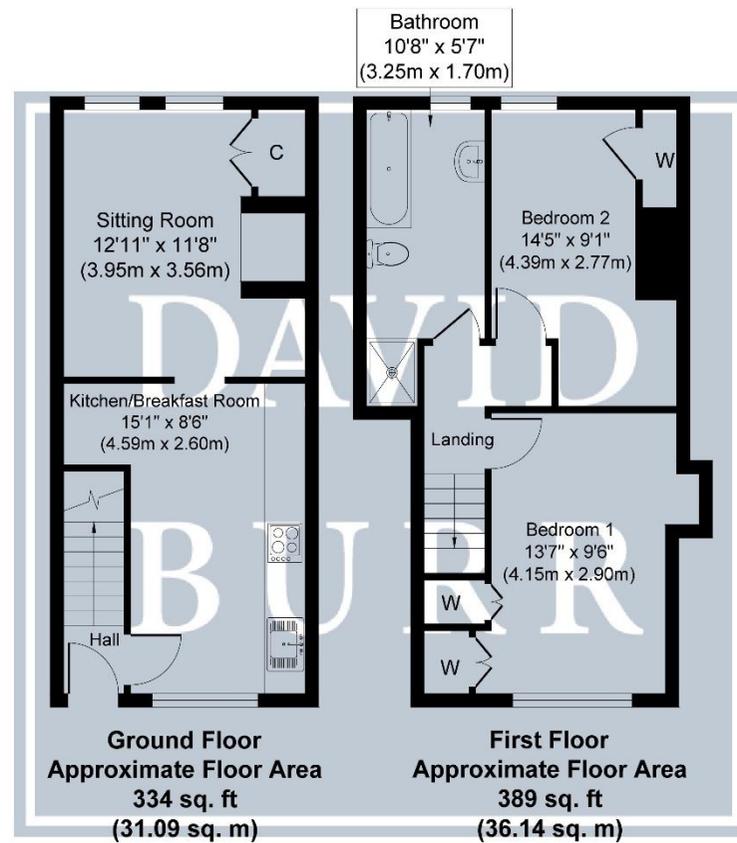
Location

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, restaurant, tennis courts, doctor's surgery, a cricket field and playing fields.

Access

Halstead 5 miles	Sudbury 6 miles
Braintree 10 miles	Cambridge 30 miles
Braintree-Liverpool St 60 mins	Stansted Airport approx 30 mins
M25 J27 approx 50 mins	Colchester 19 miles





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: C Broadband: Unknown

Tenure: Freehold Construction type: Brick and timber

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
BURR**