



**SEAGRAVE HOUSE, 89 SWAN STREET**

Sible Hedingham, Essex, CO9 3HP

**Guide price £575,000**

**DAVID  
BURR**



## Seagrave House, 89 Swan Street, Sible Hedingham, Essex, CO9 3HP

Seagrave House is a substantial detached chalet style property enjoying a central position within this well sought after and well served north Essex village. The accommodation is especially versatile and well suited to multi-generational living and a variety of modern lifestyles.

Twin glazed doors open to a useful lobby beyond which is a wide panelled door opening to the reception hall. This is a particularly impressive space with a tiled floor and attractive period features to include dado and picture rails and wide four panelled doors opening to all the reception rooms. The principal reception room is situated to the front elevation and has an attractive bay window overlooking the street, high ceilings, detailed cornicing, skirting boards, a ceiling rose and a feature fireplace with a granite hearth and wood and tiled surround.

The adjacent principal reception room situated to the front, also with a bay window, is currently utilised as a bedroom and has detailed cornicing, skirting boards, dado rail and a particularly impressive cast iron fireplace with a carved wooden surround and a window to the side elevation. There are two well proportioned bedrooms both with windows to the side elevations in this section of the property. A glazed and panel pine door in the reception hall opens to the inner hall which has an attractive tiled floor, dado rails, picture rails, attractive art deco features and a glazed and panelled door opens to a well appointed ground floor cloakroom which has panelling to dado height, a sink on a vanity unit and a matching WC.

A further door opens to a well-appointed kitchen/breakfast room which is fitted with a range of floor and wall mounted units with granite worktops and tiled splashbacks, an integral oven and grill, hob with extractor hood over and a feature arch opens to the second area of the kitchen which is fitted with matching units and granite work surfaces, a Belfast sink and plumbing for a dishwasher and a view to the conservatory at the rear.

From the rear hall a door opens to a well appointed family bath/shower room which is tiled to dado height, has a rectangular bath with a shower above, his and hers sinks with vanity cupboards beneath and a matching WC. The remainder of the ground floor comprises a useful study/office at the rear of the property which has a window to the side elevation over looking the garden and a glazed door leads to an impressive conservatory at the rear running the full width of the property which has French doors opening to a west facing terrace making it ideal for family entertaining. Glazed doors open to a useful utility room which has plumbing for a washing machine and a window to the side. From the inner hall, stairs rise to a threshold and down again accessing a superb summer kitchen which has a glass atrium, a range of floor and wall mounted units with quartz surfaces, upstands and integral appliances to include a Neff oven/grill, Neff combi microwave, an integral dishwasher and a Neff hob. There is a useful breakfast bar and French doors opening to a west facing terrace making this a perfect summer entertaining spot. It also benefits from air conditioning and a door to the front.

Stairs rise to the impressive first floor which would readily make annexe accommodation if required and comprises an impressive reception room with an attractive feature fireplace and a dual aspect giving views over the village roofline.

A four panelled door leads to a well appointed ensuite shower room which is tiled to dado height and has a large walk in shower cubicle, pedestal wash hand basin and matching WC, a further door leads to a generously proportioned double bedroom situated on the front elevation of the property with a window to the front giving views to the village and countryside beyond.

### Outside

The property is approached via double gates which lead to an extensive area of paved parking adjacent to the side of the property. There is close board fencing to the side and an impressive wisteria which provides a focal point along with two garden storage sheds.

To the front of the property is an attractive evergreen laurel hedge beyond and a variety of specimen trees and a silver birch to provide focal points with a path leading to the front door. Side access is granted to the north and south side of the property. A pedestrian gate gives access to the rear garden which is a true delight and offers a high degree of privacy and benefits from a south and west facing aspect enabling it to take advantage of the all day sun. Immediately to the rear of the property is a paved entertaining terrace accessed from the conservatory beyond which are expanses of lawn interspersed with a variety of attractive trees to include silver birch, magnolia and twisted hazel.

Beyond the terrace is a second paved area which is accessed from the summer kitchen which provides a perfect private entertaining area. Beyond this is an enclosed courtyard with a pergola and koi pond beneath. Adjacent to the parking area is a substantial storage building which can be accessed from the rear garden adjacent to which is a useful covered canopy which makes perfect entertaining space. This storage building was originally a double garage prior to conversion works.

The well presented accommodation comprises:

Detached village home approaching 2800 square feet	Two bathrooms
Exceptionally versatile family accommodation	Two cloakrooms
Annexe potential	Extensive gated parking
Three reception rooms	Useful outbuilding
Four/five bedrooms	Large west facing private garden

### Location

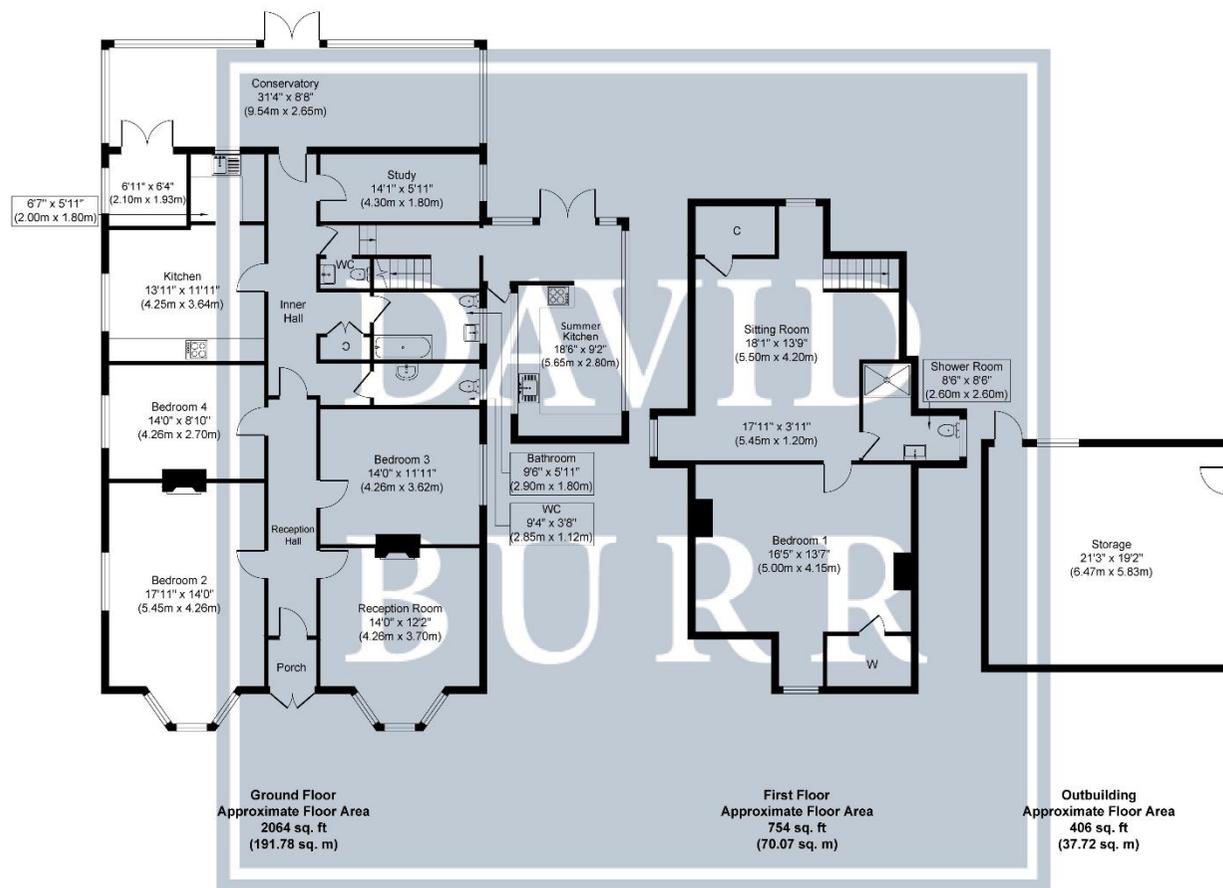
Sible Hedingham is a popular and well served village offering a wide range of amenities including many shops, post office, garages and schools, public house and the impressive Church of St Peters. The nearby market towns of Halstead and Sudbury provide for more extensive needs including rail connections to London Liverpool Street from Braintree, Kelvedon 12 miles and Witham 15 miles.

### Access

Halstead 4 miles	Braintree – Liverpool St 60 mins
Braintree 8 miles	Stansted approx. 30 mins
Sudbury 8 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: F Broadband: Unknown

Tenure: Freehold Construction type: Mixed

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](http://DAVIDBURR.CO.UK)

## Contact details

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