



Rookwoods Cottage
Yeldham Road | Sible Hedingham | CO9 3QG



STEP INSIDE

Rookwoods Cottage

SELLERS INSIGHT

Tucked away in a peaceful and very picturesque location on the edge of the well-served village of Sible Hedingham is Rookwoods Cottage, an extremely attractive Grade II listed period home that boasts a large and very attractive garden that benefits from wonderful countryside views.

The property is traditionally laid out over two levels and offers generous living accommodation. On the ground floor is a large living room which showcases the original timber frame and an ornate fireplace. This is the main the hub of the house and has been laid out to allow a cosy seating area, centralised around the fire, as well as a corner reading snug and study place. The kitchen leads through to the formal dining room and in turn leads to the garden room which offers the perfect spot to sit and enjoy the panoramic views over the garden.

On the first floor are four generous bedrooms, the master of which has the advantage of a personal en-suite shower room, with each room offering a sense of tranquility and splendid views over the surrounding paddocks.

"We believe the house began life back in c1760, and at that time it would have been two rather modest timber-framed cottages," says the owner. "However, in 1888 the ornate brick facia was added by Mark Gentry, who was a major brick and tile manufacturer in the local area. He built or transformed a number of properties in the same way, and I have to say that the Queen Anne style building was definitely something that impressed both my wife and I when we initially came across it almost ten years ago."

"The house was in need of a bit of TLC when we came here, all purely cosmetic, but we updated the kitchen and utility area two years ago, installed a new en-suite in the master bedroom and redecorated both inside and out. It's wonderfully light and bright, but it also has a very warm and welcoming feel throughout."

"I'd say that the garden is just as lovely and impressive as the house itself, and it's something that has given us an awful lot of pleasure," continues the owner. "It wraps around the house and overlooks the neighbouring paddocks and fields, so the views are wonderfully leafy and green. It's been ideal for entertaining family and friends and it's something we're definitely going to miss when we leave."

"The house is nicely tucked away so we enjoy utter peace and privacy, however we can walk into the village, which has a good array of shops and amenities so all of our day-to-day needs are catered for. There are also some good schools close by and fine sports facilities so it's a wonderful place to raise a family."

"What will we miss? Absolutely everything," says the owner. "We're moving to the north of the country to be close to family, but I don't think we'll find another property quite like this one."









STEP OUTSIDE

Rookwoods Cottage

LOCATION

Sible Hedingham is a small but very popular village of approximately 4,000 residents. The village has a post office, a pub, a doctor's surgery, petrol stations, churches, a library, a Co-op store and well regarded primary and secondary schools. It's also only 1.1 mile from Castle Hedingham with its well-known historic castle, pubs and tea rooms. Private schools are available in the nearby villages of Gosfield, Felsted and Stoke by Clare.

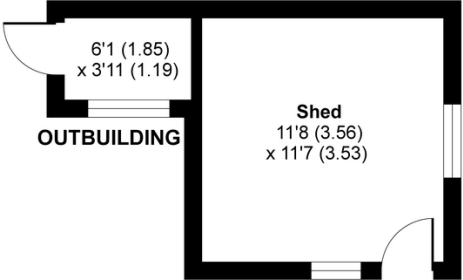
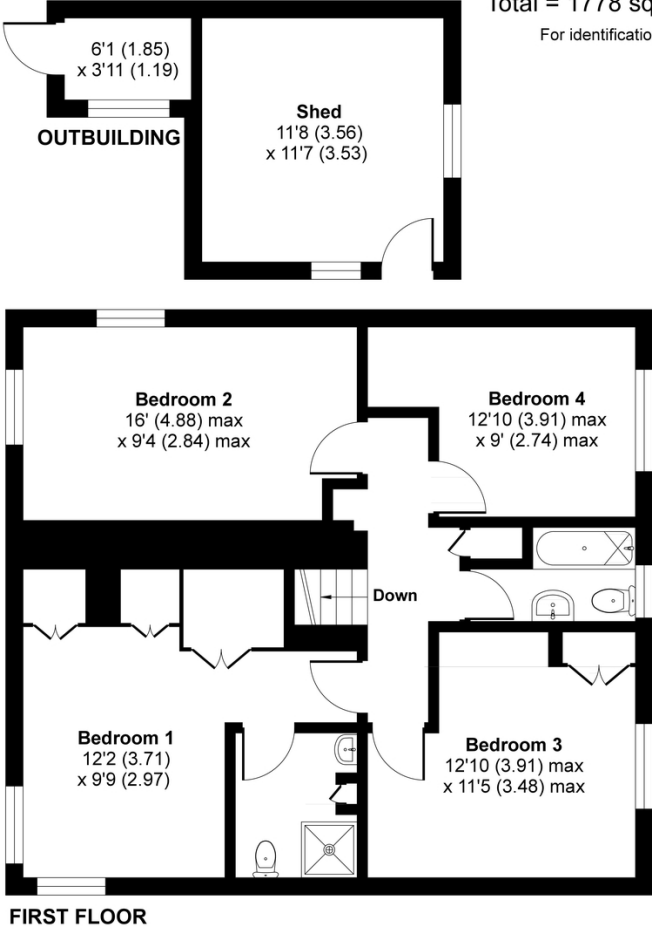
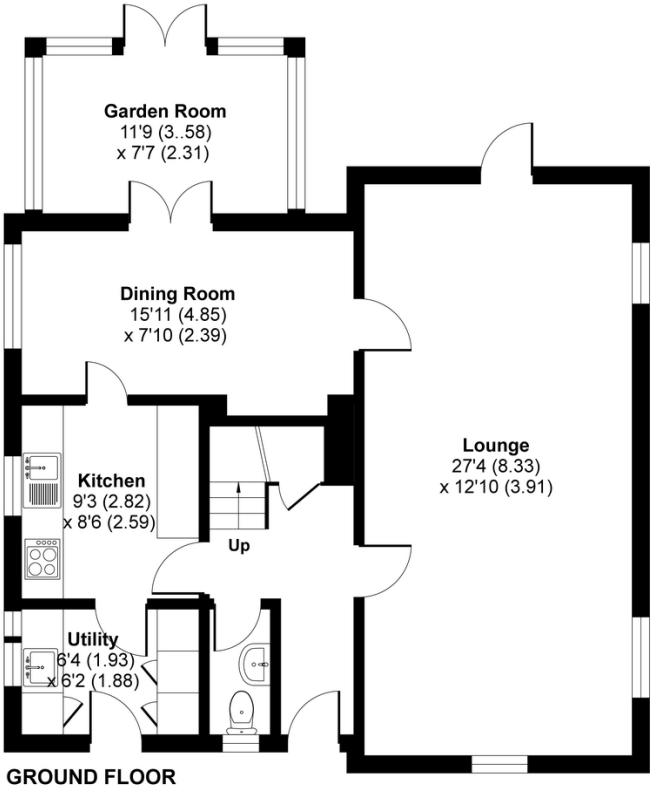
Stansted Airport is around a 30-minute drive.

Other areas of interest: Halstead - 4 miles. Sudbury - 8 miles. Braintree - 9 miles. Colchester - 18 miles. Chelmsford - 22 miles. Cambridge - 30 miles.



Yeldham Road, Sible Hedingham, Halstead, CO9

Approximate Area = 1617 sq ft / 150 sq m
 Outbuilding = 161 sq ft / 15 sq m
 Total = 1778 sq ft / 165 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2020. Produced for Fine & Country. REF: 662334

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