



**9 CASTLE LANE**

Castle Hedingham, Halstead, Essex.

DAVID  
BURR



## 9 Castle Lane, Castle Hedingham, Halstead, CO9 3DL.

9 Castle Lane is an attractive link detached property designed in a vernacular style, and was constructed in 2010 by a well-regarded local developer, and offers characterful accommodation with attractive features throughout. The property enjoys a peaceful central village location on a quiet lane, within walking distance of the wide range of amenities.

The reception hall is an inviting area and has stairs rising to the first floor with a large cupboard beneath, a tiled floor and a window to the lane. The principal reception room is situated to the rear and accesses the garden via French doors which are flanked by windows. It is a generously proportioned room of a light nature and has an attractive red brick fireplace with oak lintel above providing a focal point, and a wood burning stove on a brick hearth. To the front of the property is a useful dining room with a sash window giving views to the lane, which the current owners use as a study.

The kitchen/breakfast room is stunning and has a part vaulted ceiling with twin Velux rooflights and a dual aspect making a wonderfully bright space. It is extensively fitted with a range of quality units with granite tops and upstands, with integral appliances to include a 'Belling' range cooker with hood above, dishwasher and a one and a half bowl sink. There is attractive tiled flooring, which runs through to the useful utility room which has matching units, a circular sink, plumbing for a washing machine and a door to the lane. The ground floor is completed by a well-appointed cloakroom with a wall mounted basin and splashback and matching wc.

The first floor is equally appealing, with a large galleried landing which has a window to the lane providing roofline views of the village, and a practical linen cupboard. The principal bedroom is superb, and has a large dressing area with built in wardrobes, and an open arch to the bedroom which has a part vaulted ceiling, and a window to the rear giving views to the garden and village. There is a well-appointed en-suite shower room which is tiled to dado height, and has a corner shower cubicle, oak vanity unit and a matching wc. There are two further generous double bedrooms which both have views to the rear, part vaulted ceilings, and are served by a superb family bathroom. This is tiled to dado height, has a sun tube, and is fitted with a matching heritage bathroom suite with an oak vanity unit.

The property is approached under an archway to an extensive paved drive with a parking space and a single garage, equipped with power, light and a remote electric roller door. The rear garden is delightful, and partly walled to one side. There is a large terrace

immediately to the rear of the sitting room which is perfect for entertaining, and this is abutted by a densely stocked raised border. From the terrace is a path to a gate which leads to the parking area. There are large expanses of lawn which are flanked by densely stocked herbaceous borders, which provide year-round colour and interest. There are a huge variety of perennials and shrubs which include, alchemilla, fennel, lilac, buddleia, and an assortment of trees and climbers to include ornamental cherry, apple and an almond clematis. To the rear of the garden is a summer house and terrace which is positioned to take advantage of the evening sunshine. There is useful storage space to the rear of the garage.

### Agents notes:

The drive is shared with the neighbouring property.

### 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, The Wheatsheaf and Bell Inn public houses, Memories sports bar/takeaway, tea-room, The Old Moot House restaurant, tennis courts, doctors' surgery, a cricket field and playing field. 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.

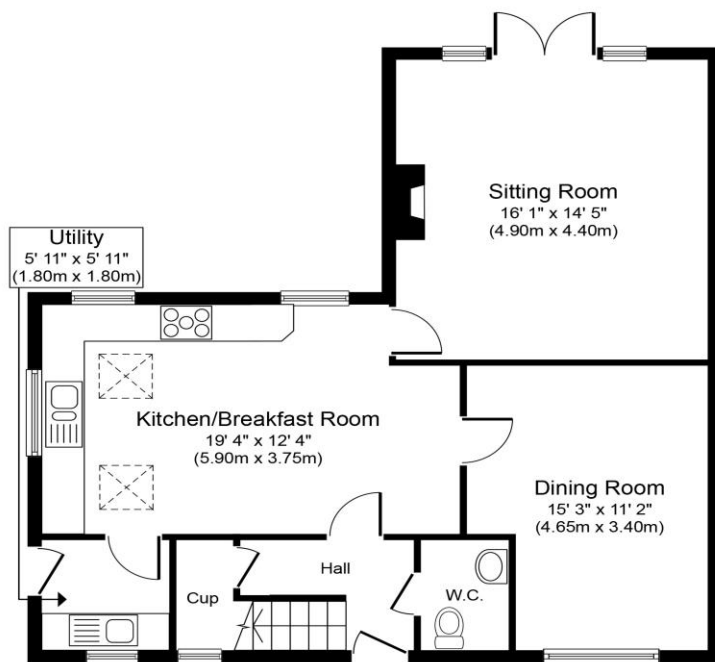
### The immaculately presented accommodation comprises:

Entrance hall	Principal bed room
Dining Room	En-suite/dressing room
Sitting room	Two further bedrooms
Kitchen/breakfast room	Family bathroom
Utility room	Single garage
Cloakroom	Summer house
Galleried landing	Charming garden

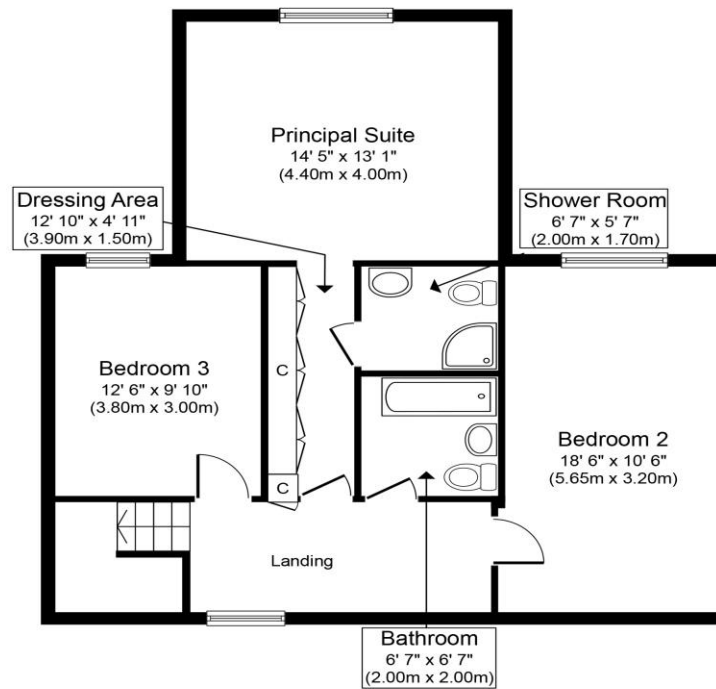
### Access

Halstead 5 miles	Witham-Liverpool St 45 mins
Sudbury 6 miles	Stansted approx. 30 mins
Braintree 10 miles	Addenbrookes 40 minutes
Cambridge 30 miles	Chelmsford 22 miles





**Ground Floor**  
**Approximate Floor Area**  
**761 sq. ft.**  
**(70.7 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**761 sq. ft.**  
**(70.7 sq. m.)**

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. None of the services have been tested by the agent.

EPC rating: C.

Tenure: Freehold.

Council tax band: D

What three words: tight.player.doubt

Local authority: Braintree District Council (01376) 552 525.

Viewing strictly by appointment with David Burr.

**Contact details**

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Long Melford (01787) 883144

Clare (01787) 277811

Leavenheath (01206) 263007

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