



3 CHURCH LANE

Castle Hedingham, Halstead

Guide price £320,000

DAVID
BURR



3 Church Lane, Castle Hedingham, Halstead, CO9 3DA

3 Church Lane is a charming listed cottage enjoying a pleasant location overlooking the parish Church, and situated just a short stroll from the village centre and the amenities. The property offers charming and characterful accommodation and benefits from a stunning professionally landscaped garden.

A part glazed door leads to the sitting/dining room which has attractive beams to the ceiling and an impressive red brick chimney breast and open fire place, there is a window to the front and rear giving a dual aspect. A door leads to the kitchen/breakfast which is fitted with handmade bespoke units with granite tops and upstands and a Belfast sink. There is a 'Neff' oven and hob, fridge/freezer and a combination microwave. There is also a granite breakfast bar, extensive storage and attractive oak flooring.

Stairs rise to the first floor to an attractive landing with exposed brick work with doors off to the bedrooms. The principal bedroom is at the rear and overlooks the garden, with bedroom two being at the front and having wonderful views of the church. The two bedrooms are served by a well-appointed bathroom with bath and shower above, matching pedestal wash basin and sink, bespoke built in cupboards and views to the church.

The garden is stunning and has been professionally landscaped and benefits from a south and westerly aspect allowing it to take advantage of the afternoon and evening sunshine. Immediately to the rear of the house are neat expanses of lawn which are flanked by well stocked perennial borders. An attractive pergola with steps beneath leads to a large expanse of lawn which has an Indian Bean tree as a focal point, and is surrounded by mature boundaries.

There is a vegetable garden with a greenhouse flanked by neatly clipped box hedge and the storage shed has a water supply, and is adjacent to an ornamental pond. Beyond this is a track that leads to a five-bar gate, which gives access to Crown Street.

Agents notes:

The property benefits from a vehicular right of way from Crown Street to the track and into the garden.

Off street parking could be created at the rear.

The neighbouring property does benefit from a pedestrian right of way to the rear, though we understand it is not currently used.

The accommodation comprises of:

Sitting room	Kitchen
Two bedrooms	Bathroom

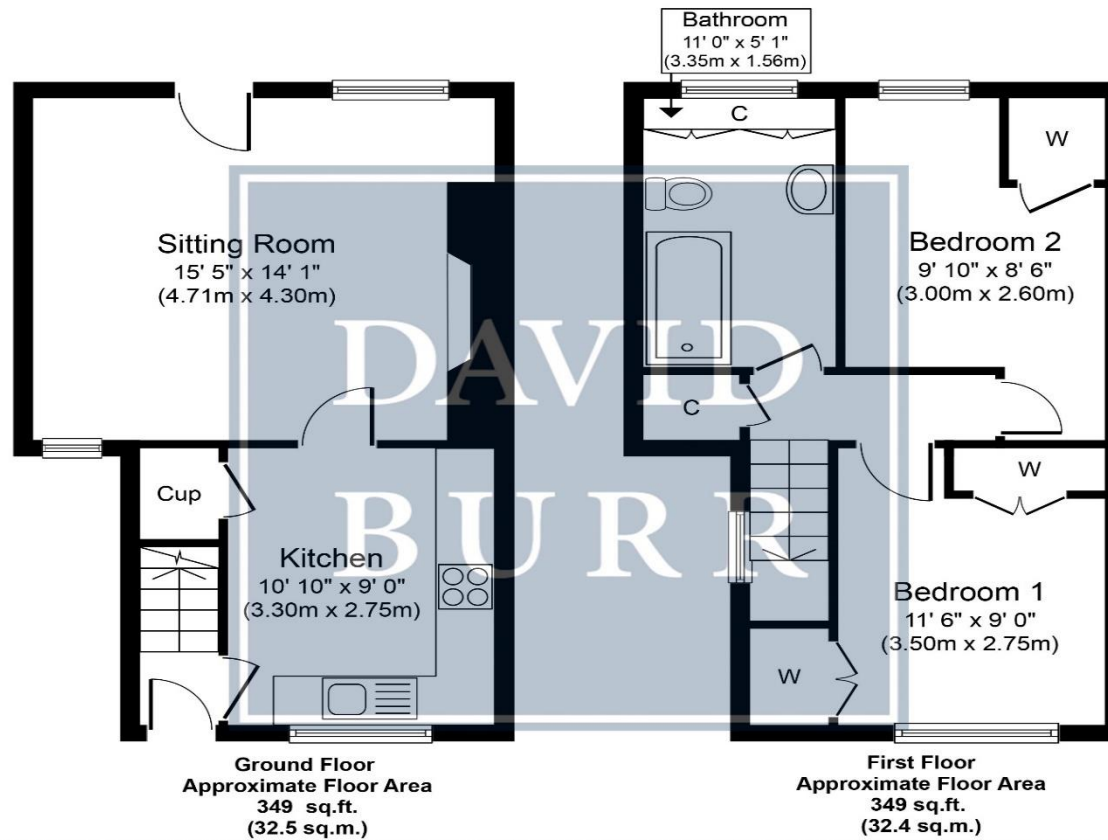
Location

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, 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. Witham and Kelvedon both 15 miles and Braintree all provide rail links to London Liverpool Street.

Access:

Halstead 5 miles	Braintree-Liverpool St 60 mins
Sudbury 6 miles	Stansted Airport approx. 30 mins
Braintree 10 miles	Addenbrookes 40 minutes
Cambridge 30 miles	Cambridge centre 45 minutes





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. Tenure: Freehold.

EPC rating: N/A. Council tax band: C.

Broadband speed: up to 900 Mbps (Ofcom).

Mobile coverage: EE, O2 & 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.

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Contact details

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**DAVID
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