



**THIMBLES, 47 ALEXANDRA ROAD**

Sible Hedingham, Essex, CO9 3NE

Guide price £299,995

DAVID  
BURR



## Thimbles, 47 Alexandra Road, Sible Hedingham, CO9 3NE

Thimbles is an attractive late Victorian village home on a quiet road within walking distance of the wide range of village amenities. It retains attractive period features throughout to include dado rails, picture rails, panelled pine doors, open fireplaces, and offers hugely versatile family accommodation arranged over three floors.

An arch topped door with stained glass accesses a lobby with a tiled floor, beyond which is the inviting entrance hall with stairs rising to the first floor. The sitting room has a bay window overlooking the front garden, and a brick fireplace with a herringbone hearth prides a focal point. The dining room is situated to the rear, overlooking the back garden, and has a fireplace with a carved wooden surround and tiled hearth, and a useful understairs storage cupboard.

The kitchen is situated at the rear, and has a door to the garden to the side, and is fitted with a range of floor and wall mounted units, with integral appliances to include an oven, grill, gas hob with extractor hood above, extensive tiled splashbacks, a single bowl sink and a quarry tiled floor. A feature arch opens to the utility room which has plumbing for a washing machine and dishwasher, space for a tumble dryer and a tiled floor. A door opens to a useful garden room with tile effect flooring which has a door to the side terrace.

The first floor is equally appealing with a large galleried landing and stairs rising to the second floor. The principal suite is of a generous size with a useful linen cupboard, and has attractive roofline views. The other bedroom is situated to the rear overlooking the garden. These rooms are served by a spacious bath/shower room with tiling to dado height, a tiled shower enclosure, vanity unit with storage beneath and a matching bath and WC.

The second floor is especially appealing with a split level landing, and a well-proportioned bedroom with two Velux windows which give stunning views of the surrounding countryside. This room is served by a shower room with a matching suite.

The property is approached via wrought iron gates which access a drive providing ample parking, which in turn leads to the covered car port. Adjacent to this is attractive shrub planting and low maintenance gravel areas, and a path leading to the front door. Rear access is provided through the car port to a useful store room, which has a door to the rear garden.

The rear garden is delightful and benefits from a southerly aspect, with a terrace accessed from the kitchen, beyond which are large expanses of lawn and well stocked herbaceous borders providing year round colour and interest. There is a terrace to the rear of the garden room which is perfect for entertaining which has an attractive raised brick planter.

### Agents notes:

The property is very well-presented throughout, but would benefit from a degree of updating. The property could readily be extended further subject to planning.

The well presented accommodation comprises:

Entrance hall	Three bedrooms
Sitting room	Family bath/shower room
Dining room	Shower room
Kitchen	Car port
Utility room	Storage room

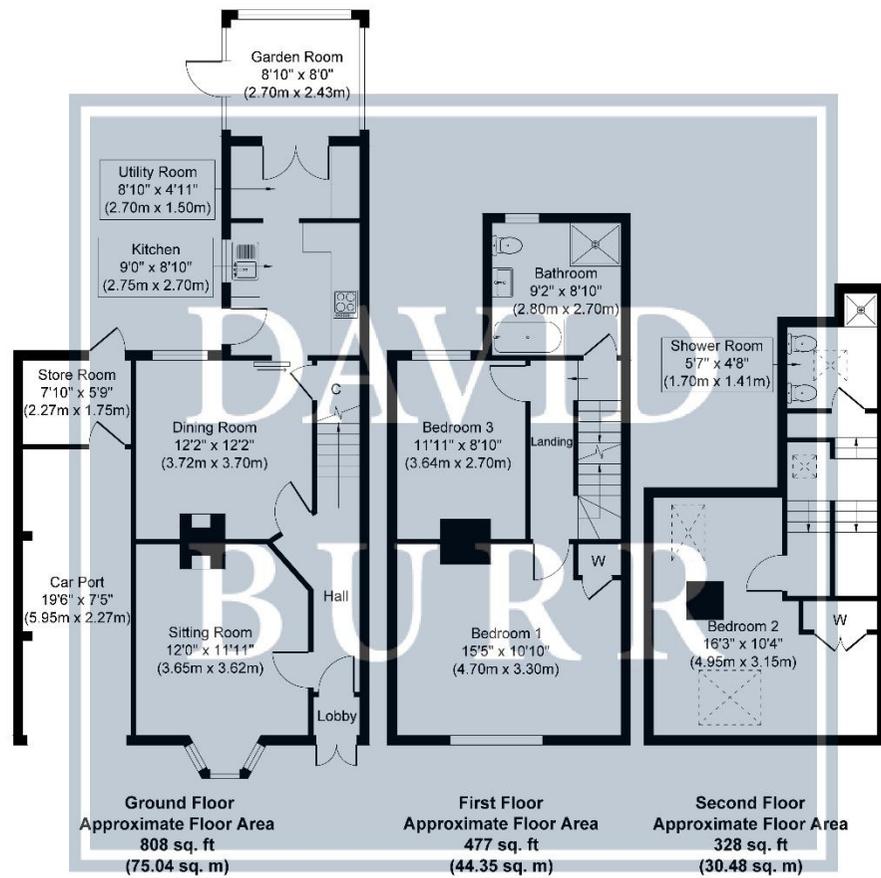
### Location

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: D

Tenure: Freehold

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

Castle Hedingham (01787) 463404

Long Melford (01787) 883144

Clare (01787) 277811

Leavenheath (01206) 263007

Bury St Edmunds (01284) 725525

Woolpit (01359) 245245

Newmarket (01638) 669035

London (020) 7390888

Linton & Villages (01440) 784346



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**DAVID  
BURR**