



1 THE WARREN

Swan Street, Sible Hedingham, Halstead, Essex, CO9 3PP

Offers in Excess of £450,000

DAVID
BURR



1 The Warren, Swan Street, Sible Hedingham, Halstead, Essex, CO9 3PP

Discreetly tucked away from the bustle of the main thoroughfare, there are two contemporary houses, built circa 2011, occupying a mews style of setting. The property we are offering for sale is a three bedroom detached house which provides a substantial 1600sqft of highly flexible living space arranged over two floors.

More recently the property has been much improved by the current owners, with standout features of this surprisingly spacious home include the impressive, recently re-fitted kitchen and combined dining area, and the delightful sitting room with five panel bi-folds, which overlook the garden.

The adaptable accommodation would ideally suit a family, as well as retiree's and those with impaired movement, particularly given its convenient location adjacent to village centre amenities, and convenient access to local schools.

*Access and location;

A lane next to the former post office (130 Swan Street), and directly adjacent to the pelican crossing in the centre of Sible Hedingham, leads down to The Warren, which is then located to the left hand side.

A very useful porch with ample space for shoes and coats leads through to a reception hall, which returns along the rear of the house, is lit by three windows and leads to the principal reception areas. Immediately within the hallway there are doors to a cloakroom and garage, and stairs ascending to the first floor. Beyond is a laundry cupboard and access to the main bedroom, which in turn features and en-suite and, and private enclosed work station.

The open plan kitchen is a very impressive space, recently re-fitted in colour contrasting shaker style units, including a large island, quartz counter tops and up stands providing lots of work space, enamel sink top, space for range style cooker with extractor hood over. A large walk-in larder and excellent dining space complete this very practical and naturally very well let room.

The sitting room is equally well proportioned with lots of space for modern corner furniture and arm chairs. A contemporary wood burning stove sits to one corner of the room and bi-fold doors provide access to the rear garden, thus amplifying the light and space.

To the first floor there are two bedrooms. The main bedroom is fitted with a span or wardrobes and direct access to an ensuite bathroom. The second bedroom features a walk-in cupboard and linen cupboard. Enlarging the size of the bathroom and creating direct access from the landing as a shared facility would appear perfectly feasible.

Exterior;
Gates provide access to both sides of the house and there is parking potential at the front for several cars. Across the rear of the house a long passageway has been delightfully and neatly adapted with custom built sheds, and space for pots and hanging flower displays. The main garden, which is pleasantly secluded, is to the side of the house, and is lawned with a block paved patio area and further timber decked patio at the foot of the garden, various fruit trees and shrubs.

The garage is of excellent proportions and includes a motorised up and over door, wall mounted gas boiler, a sprinkler system, power supply and light. Conversion of the garage to living space would be an option, subject to the building control requirements.

Agents note;
We understand there is a private sewage pump, concealed to the front of the house.

The well presented accommodation comprises:

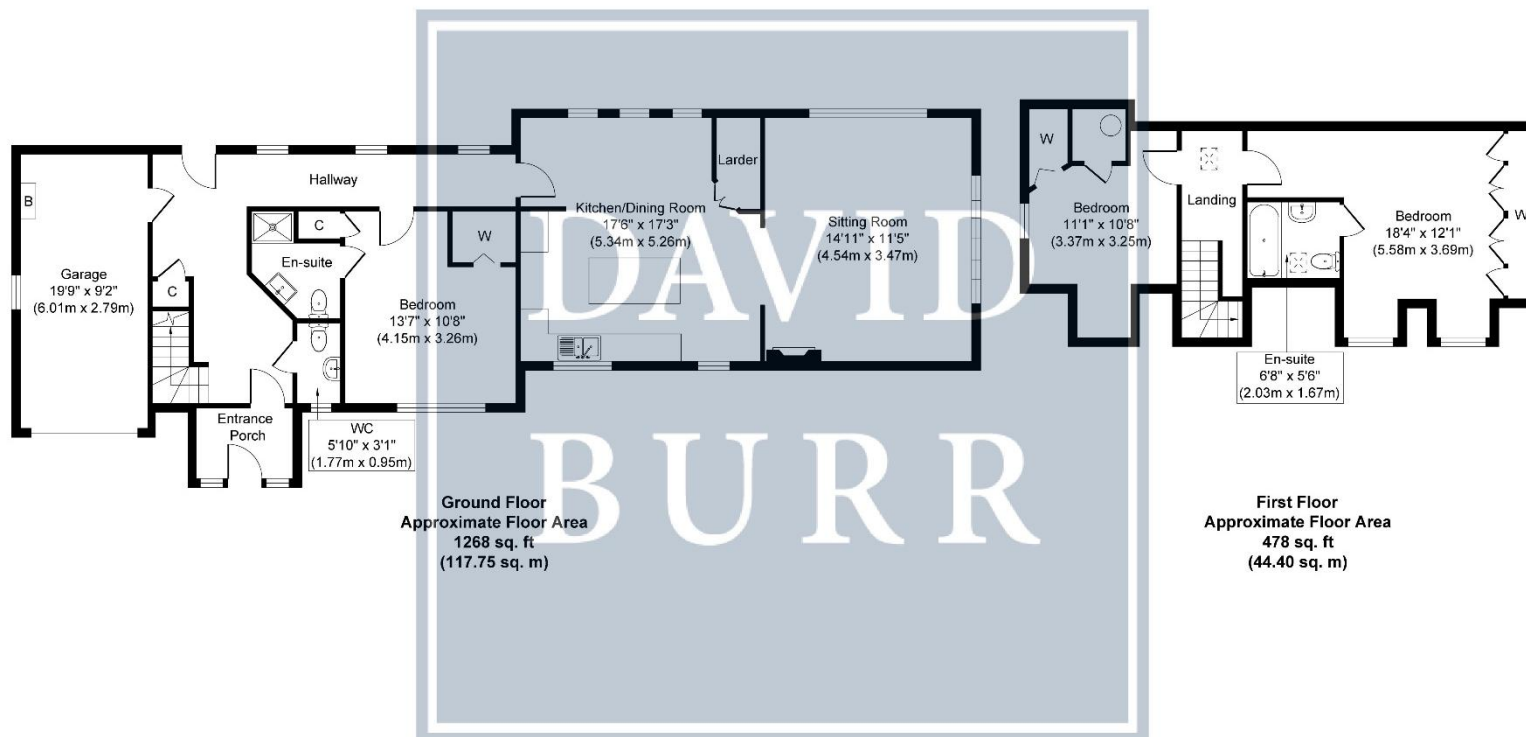
Three bedrooms	Integral garage
Two En-suites	Excellent parking facilities
Cloakroom	Relatively private rear garden
Open plan kitchen/dining room	Highly conveniently location within the village
Sitting room	

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 private drainage

Gas fired heating to radiators. EPC rating: C

Council tax band: E Broadband: Fibre to the premise

Tenure: Freehold Construction type: Brick and block

Conservation area: No

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

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**DAVID
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