



ASH GROVE

Cobbs Fenn, Sible Hedingham, Halstead, Essex, CO9 3RX

Guide price £1,075,000

DAVID
BURR



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Ash Grove is a stunning detached family home enjoying a beautiful setting along a no through road and has attractive brick and flint elevations and dates from the Victorian era with a substantial later addition. The property offers exceptionally versatile and stylish family accommodation with a beautiful mix of character features and modern finishes.

A glazed and panelled arch top door opens to the reception hall which has an impressive mahogany staircase with half landing rising to the first floor, a mahogany handrail, tiled floor and an attractive beamed ceiling. The principal reception room is situated on the southerly side of the property and is an exceptionally well-proportioned room and benefits from a dual aspect with French doors accessing a superb 'Amdega' conservatory. There is a bespoke range of maple bookcases and an impressive fireplace with a painted sandstone surround and a stone hearth with an inset woodburning stove. There are two glazed pocket doors that access a particularly useful snug/study which has a window to the front elevation taking in views to the garden and provides a particularly impressive and useful space with an appealing red brick feature wall and a beamed ceiling.

Access from the reception hall is a delightful snug which has a dual aspect and a window to the front elevation and French doors accessing the Amdega conservatory. There is a red brick chimney breast with a bread oven feature and an inset wood burning stove on a brick hearth which provides a focal point. This is a delightful and informal entertaining area, there is pargetting to the wall, beams to the ceiling and an impressive arch opening to the kitchen breakfast room. The kitchen breakfast room forms the heart of the house and has been extensively fitted with a handmade 'Humphrey Munson' kitchen which has attractive white marble worktops and upstands, an impressive central island unit with a breakfast bar and wine fridge. There is a bespoke pantry cupboard with a marble counter, shelving above and drawers beneath, and a stainless steel 'Lacanche' range cooker providing a focal point set within a bespoke recess with a mantle above and solid oak fronted drawers to the side of the cooker. A second French door accesses the conservatory which makes this a perfect family entertaining space.

A square arch from the kitchen leads to a practical and useful boot room which has a stable door to the side garden, a utility cupboard housing the dishwasher and tumble dryer, bespoke boot and coat storage space and plumbing for an American style fridge freezer. A panelled door leads to a lavishly appointed cloakroom which has panelling to dado height, a tiled floor, a rectangular sink with a vanity unit beneath, matching WC and bespoke shelving.

The 'Amdega conservatory' is a beautiful addition to the property and links the principal reception room, snug and kitchen breakfast room together and provides a fantastic informal entertaining space and has French doors accessing the west facing terrace which makes it ideal for large family gatherings. The conservatory has underfloor heating.

Stairs rise to the first floor with a window on the half landing providing views to the rear and a second window to the front. The landing is of a split-level nature with the principal bedroom being housed in the more recent addition to the property. The principal bedroom is of a generous size and has a window that provides views to the rear garden and countryside beyond and a panelled door accessing the linen cupboard.

A second door accesses the spacious and well appointed en-suite shower room which has a decoratively tiled floor, a large walk-in over sized shower cubicle, a circular sink set on a hand-made bespoke plinth and a matching WC. Adjacent to the principal suite is a spacious guest suite which has views to the garden and a door to another well appointed en-suite shower room which is tiled to dado height, has a corner shower cubicle, rectangular sink on a vanity unit, a matching WC and oak effect LVT flooring. There are three well proportioned remaining bedrooms, one to the front elevation of the property and the remaining two to the rear which overlook the garden and these two bedrooms have fitted wardrobes and shelving.

These two bedrooms are served by a beautifully appointed family bath/shower room which has panelling to dado height, a beautiful oval ended antique brass slipper bath set on a raised plinth with mixer taps, a large chevron tiled walk-in shower cubicle, rectangular sink with a vanity unit beneath, matching WC, oak effect flooring and a useful storage cupboard.

Outside

The property is approached via an extensive gravel drive which provides access to a car port with a tiled roof. The drive is flanked by well stocked sleeper edged herbaceous borders which boast a variety of plants to include lavender, bay trees and laurel bushes. Beyond these are expanses of lawn which have mature boundaries. Rear access is afforded on both sides of the property and on the northerly side is an attractive brick and flint wall which is adorned by a large climbing rose.

To the rear is an extensive south and west facing sandstone terrace which can be accessed via the 'Amdega' conservatory which makes a perfect family entertaining space offering complete privacy. Beyond the terrace is a neatly clipped box hedge and a dwarf brick wall with wide steps leading up to the garden. The rear garden is a true delight and has mature boundaries on all sides with a variety of trees providing year-round interest and colour and these include a cherry, fir and apple. There are large expanses of lawn and to the southerly aspect three terraces which provide a feature and a focal point. To the north side of the property is an attractive walled vegetable garden which has raised beds, a log storage unit and steps with a gate in the wall leading down to the lane.

The well presented accommodation comprises:

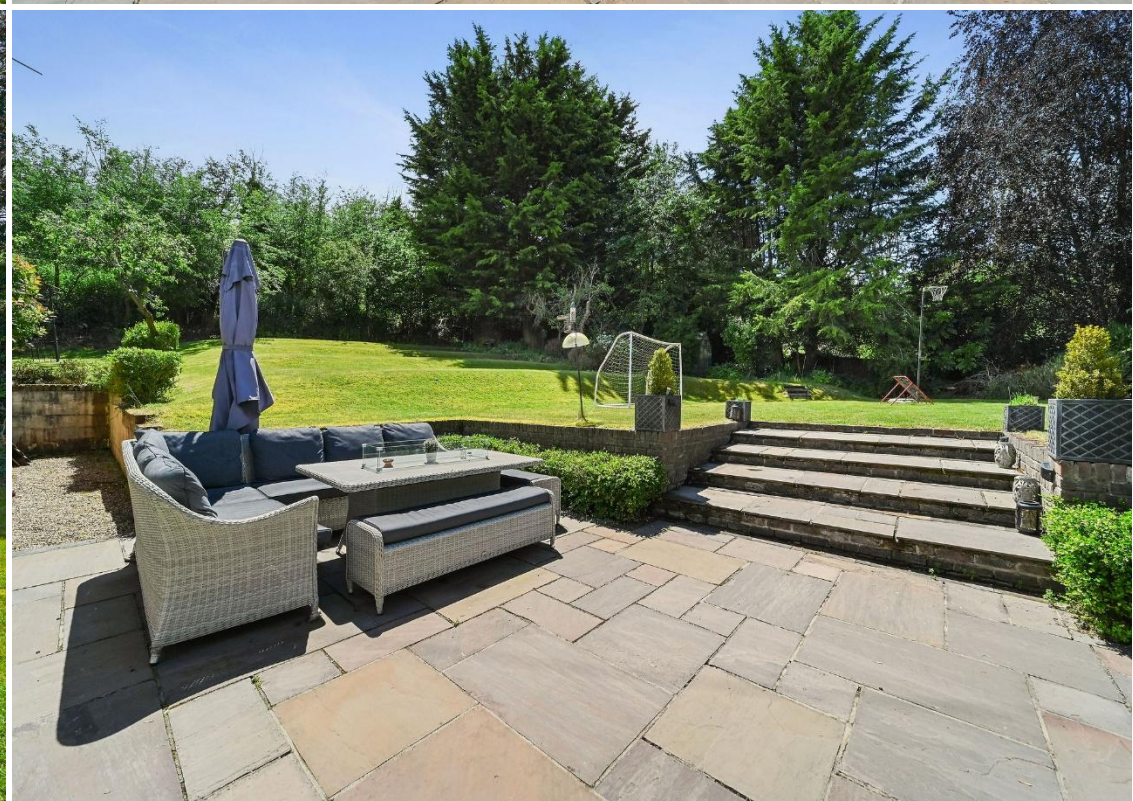
Three reception rooms	Extensive parking
Stylish handmade kitchen	West facing entertaining terrace
Stunning 'Amdega' conservatory	Landscaped south and west facing garden
Five bedrooms and two en-suite shower rooms	In all about 0.55 of an acre (sts)

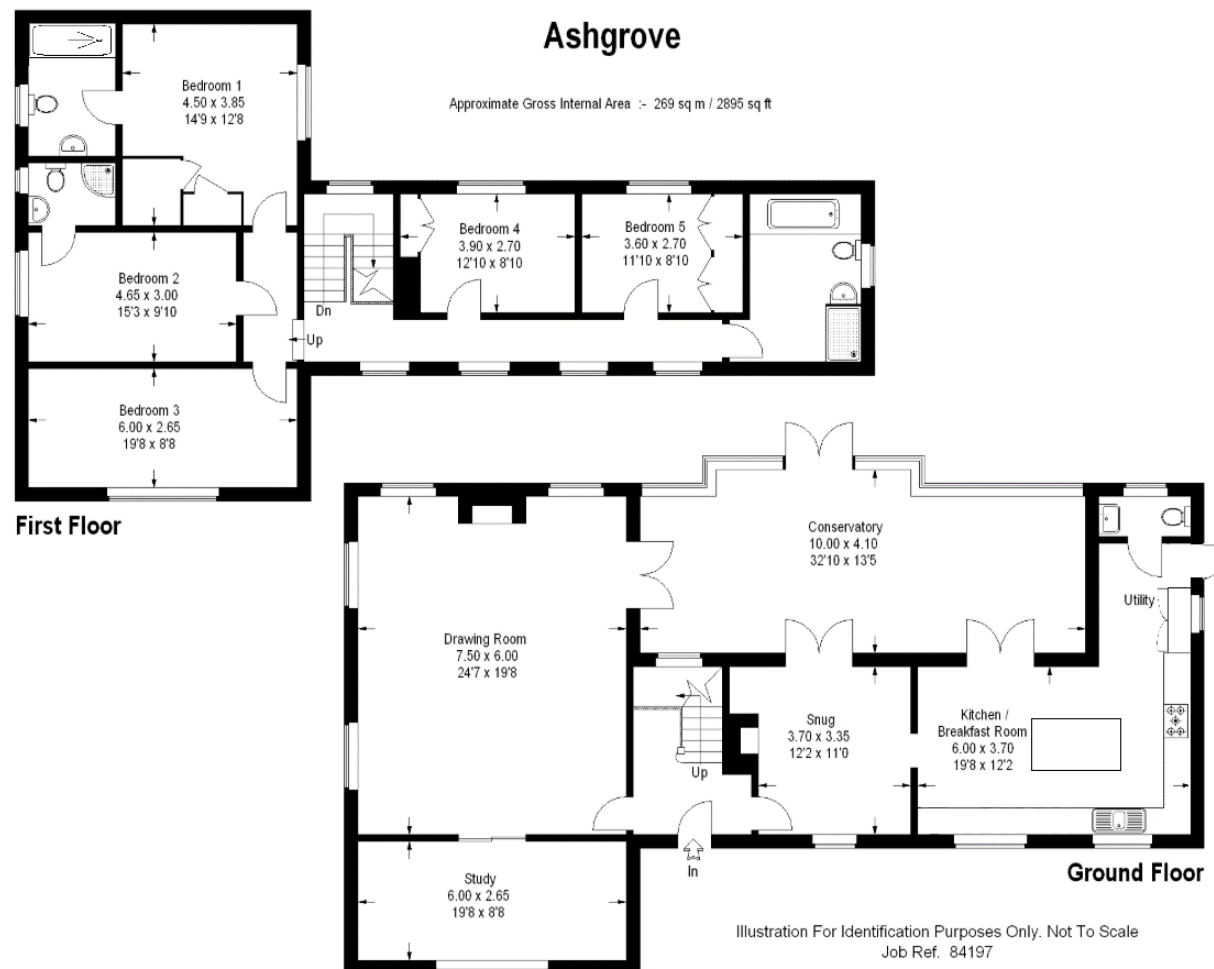
Location

Sible Hedingham is a popular and well served village offering a wide range of amenities including many shops, post office, 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.









Additional information

Services: Main water, electricity and private drainage (treatment plant)

Oil fired heating to radiators. EPC rating: E

Council tax band: G Broadband: Fibre to the cabinet

Tenure: Freehold Construction type: Standard

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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Bury St Edmunds (01284) 725525

Woolpit (01359) 245245

Newmarket (01638) 669035

London (020) 7390888

Linton & Villages (01440) 784346

Access

Halstead 4 miles Braintree – Liverpool St 60 mins

Braintree 8 miles Stansted approx. 30 mins

Sudbury 8 miles M25 J27 approx. 50 mins

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