



THE DOWER HOUSE

CASTLE HEDINGHAM, ESSEX

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A Grade II listed 15th century house with beautiful gardens and views over the village

- 5 bedrooms
- 2 bathrooms
- Shower room
- 2 studies
- Drawing room
- Dining room
- Play/games room
- Reception hall
- Kitchen/breakfast room
- Utility room
- Cloakroom
- Cellar
- Part could be used as a self-contained annexe
- Off-street parking
- Beautiful terraced gardens
- Former coach house incorporating a garage

In all about 0.8 Acres

Sible Hedingham 1 mile

Halstead 4.5 miles

Gosfield 5 miles

Sudbury 7 miles

Braintree 10 miles (Liverpool Street from 58 minutes)

Witham 16 miles (Liverpool Street from 44 minutes)

Stansted Airport 23 miles





SITUATION

The Dower House is situated in one of the highest points (apart from the castle) in Castle Hedingham and has views over the village, the focal point being the church. It is located on the north-eastern edge of the village and on the opposite side of the road are the grounds of Hedingham Castle. The villages of Castle and Sible Hedingham between them have village amenities, including a variety of shops and there is a wider selection of shops in Halstead, Sudbury and Braintree. For the commuter there are train services from Braintree or Witham and there is access along the A120 to the M11 at junction 8 and Stansted Airport.

DESCRIPTION

The Dower House is listed as being of Architectural or Historical Interest Grade II and is believed to date from the 15th century with later alterations and additions. Constructed of timber frame under a tiled roof, the house provides good accommodation. Of particular note on the ground floor are the drawing room, which has a large bay window framing the view over the village down to the garden, the dining room and the modern kitchen/breakfast room, which has French doors opening out onto the terrace. On the first floor are five bedrooms, the majority facing south over the gardens, two bathrooms and a shower room. Part of the property could be used as a self-contained annexe (with independent boiler), which has interconnecting doors with the main house and has a separate access, and therefore can be incorporated into the house or used as an annexe. Part of the first floor accommodation could be incorporated into the self-contained annexe and has a separate staircase.

OUTSIDE

To the side of the house is a parking area with gates opening into the rear garden with a brick coach house (incorporating a garage) and storage area to the side. The beautiful south-facing enclosed gardens are terraced on three levels, with steps down from the terrace adjoining the house. Laid to lawn with gravel paths around the perimeter steps lead from terrace to terrace, with an abundance of flowers, herbaceous borders, shrubs and a wide variety of trees.

FLOORPLANS

Main House gross internal area = 3,985 sq ft / 370 sq m

Coach House gross internal area = 227 sq ft / 21 sq m

Total gross internal area = 4,212 sq ft / 391 sq m

For identification purpose only. Not to scale.

DIRECTIONS

From Braintree take the A131 signposted to Halstead. Proceed towards Halstead, turning left at High Garrett onto the A1017. Proceed through Gosfield towards Sible Hedingham and turn right to Castle Hedingham. Proceed through the village and at the top of the main street turn sharp left into Bayley Street. The property will be seen on the left-hand side.

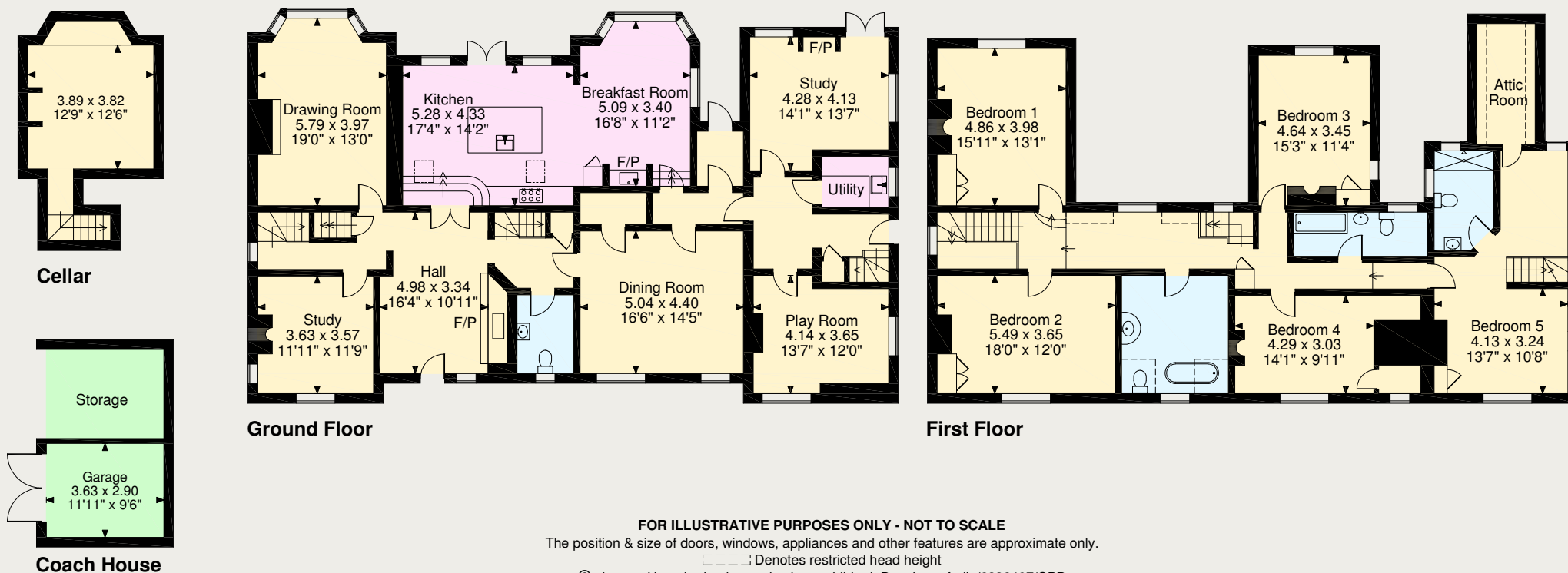
GENERAL INFORMATION

SERVICES Mains water, electricity, gas and drainage.

POSTCODE CO9 3DG

NOTE The AGA, woodburner and kitchen cupboard are excluded from the sale.

VIEWING Strictly by prior appointment with the sole agents Savills.



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