



# THE OLD RECTORY

Sible Hedingham, Essex

savills

# THE OLD RECTORY

Sible Hedingham ♦ Essex

**An elegant Grade II\* listed Georgian house in walled grounds of just over 5 acres with a swimming pool, tennis court and cottage/annexe**

- ♦ Reception hall
- ♦ Drawing room
- ♦ Dining room
- ♦ Sitting room/library
- ♦ Study
- ♦ Aga kitchen/breakfast room
- ♦ Cloakroom
- ♦ Cellar
- ♦ Magnificent master bedroom suite
- ♦ 7/8 further bedrooms
- ♦ 4 further bath/shower rooms
- ♦ Laundry room
- ♦ Grade II listed carriage house garaging
- ♦ Detached secondary kitchen
- ♦ Detached office
- ♦ Cottage/annexe
- ♦ Outbuildings
- ♦ Heated swimming pool
- ♦ Tennis court
- ♦ Grounds

ABOUT 5.2 ACRES



## Situation

The Old Rectory stands on its own grounds in the old part of the village of Sible Hedingham. Sible Hedingham and the neighbouring village of Castle Hedingham have better than average village amenities including a variety of shops. Sudbury, Braintree, Colchester and Chelmsford all have more extensive shopping facilities. There are two fee paying schools in the nearby village of Gosfield and a public school at Felsted. For the commuter there are train services to London Liverpool Street from a branch line at Braintree and a main line station at Witham, with an access point to the M11 at Bishop's Stortford.

## Description

The Old Rectory is a substantial and exceptional Georgian mansion constructed around 1714 and altered and restyled in the early 1800s. The property is listed Grade II\* which means The Old Rectory falls within the top 6% of all Listed buildings in the country, whilst the Carriage House and boundary walls are Listed as Grade II. Of red brick construction under a hipped red plain tile roof, the property displays superb features of the period including an impressive front entrance with ionic columns and a stone canopy with dentilled cornice; there is also an exceptional two storey bay with pyramidal roof to the rear.

Internally, the property has a pleasing layout, high ceilings, is naturally light and is beautifully presented throughout. The accommodation is arranged over 3 floors and there is also a cellar which stretches under the entirety of the property incorporating seven chambers.

On the ground floor is a grand reception hall from which all the reception rooms radiate. There is a stone fireplace with a marble hearth and woodburner, exposed floorboards, cornicing, encased radiators and a fine turning staircase to the first floor. Similar impressive period features continue throughout the house including tall sash windows, most with their original shutters. The drawing room is exceptional and has a beautiful full height bay with central glazed doors opening onto stone steps leading down to the principal garden. There is a magnificent central chandelier, a marble open fireplace, display alcoves, dado rail and exposed floorboards.







The dining room, library/sitting room and study all have original fireplaces too. The significant dining room, which connects to the kitchen, has a large sash window with a window seat and encased radiators below. There is an L-shaped kitchen/breakfast room with comprehensive units and marble worksurfaces, a cream Aga set in a fireplace recess, an integral gas cooker, Bosch dishwasher, 4-ring gas hob with extractor over, as well as plumbing for an American-style fridge/freezer. A breakfast area is set into a delightful curved bay. Also on the ground floor is a rear hall, cloakroom, closet/boot room and a ground floor shower room.

The staircase leads to a mezzanine with a small single bedroom/hobby room which previously provided a bathroom. The stairs then climb to a long landing with a row of chandeliers. There is a central domed area with gently rising steps to the magnificent master bedroom suite. This bedroom has a partly domed ceiling, a superb full height bay with 3 tall sash windows, original shutters and wrought iron balconies; there is also a Georgian marble fireplace and built-in cupboards. Steps lead down to the stunning en suite bathroom/dressing room with a central roll-top bath, large shower-cubicle, stylish wash basin on a wash stand, 3 sash windows and a row of built-in mahogany lined-wardrobes. This bathroom is newly fitted as are the 2 additional bath/shower rooms on the first floor. There are 3 further first floor bedrooms, all with fitted wardrobes; in addition there is a laundry room, a rear landing and secondary staircase.

The second floor has a flexible layout and could be utilised as staff or annexe accommodation (the installation of a kitchen would make this floor self-contained). It currently provides useful guest accommodation with a central landing, 4 charming bedrooms, attic store/further bedroom and a shower room.

There are beautiful curtains throughout the house, including bespoke curtain poles and fittings; as with the chandeliers, they have been ideally chosen for the house. At the right price the curtains and chandeliers can be included, but it is not to be assumed they will be.

### Outside

The property is approached via automated double gates onto a shingled drive lined with horse chestnut trees. The drive leads to a gravelled parking sweep to the front of the house and also branches into a gravelled inner parking courtyard. A Grade II listed red brick wall surrounds almost the entire grounds interrupted by iron railings to the front of the house. A detached Carriage House lies to the north east of the house and can be accessed via the inner parking courtyard. This is divided into 2 compartments with approx internal measurements of 35'7" x 18'0" and 16'1" x 9'4". A detached secondary kitchen also adjoins the parking courtyard and is situated close to the side door of The Old Rectory. Beyond The Carriage House are potting sheds and a dog kennel. To the north corner of the grounds is a detached cottage that has previously generated a good rental income and would also provide excellent staff accommodation. The bungalow is set within an expanse of lawn and comprises a garden/dining room, sitting room, fitted kitchen, utility, 3 bedrooms, a bathroom and cloakroom. Further outbuildings include a detached office (former swimming pool changing rooms) and a Georgian summerhouse approached by stone steps and flanked by columns.



The grounds amount in total to about 5.2 acres (2.1 hectares) with the principal formal garden lying to the rear (south) of the property. This is mainly laid to lawn with a gravelled path running the length of the lawn to a brook that can be crossed at two points. There is a principal lawn with ornamental cherry trees, and beautifully stocked rose beds adjoin the rear bay of the house and give way to a loggia shaded by a mature climbing vine providing an ideal area for alfresco dining. To the east of the principal lawn is a heated swimming pool which is enclosed by mature conifers and beyond the pool is a hard tennis court which also incorporates baseball nets. Interspersing the grounds are a wide variety of trees including London Plane, Horse Chestnut, Ornamental Hazel, Yew, Lime, Maple, Scots Pine and Weeping Willow. A small orchard incorporates Apple, Plum, Damson and Pear and Peach trees.

### Postcode

CO9 3NU

### Services

Mains water, electricity and drainage. Gas fired heating.

### Directions

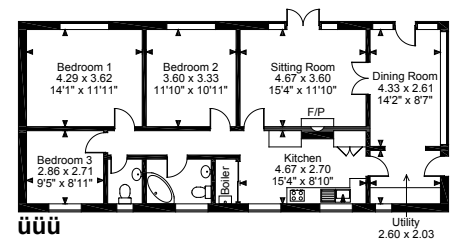
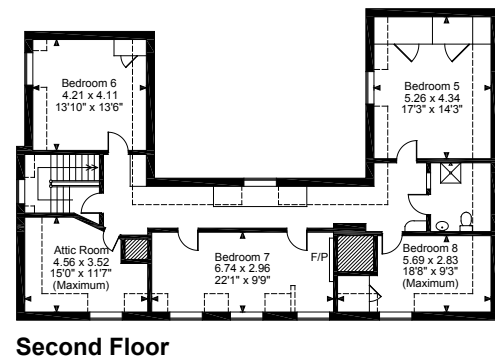
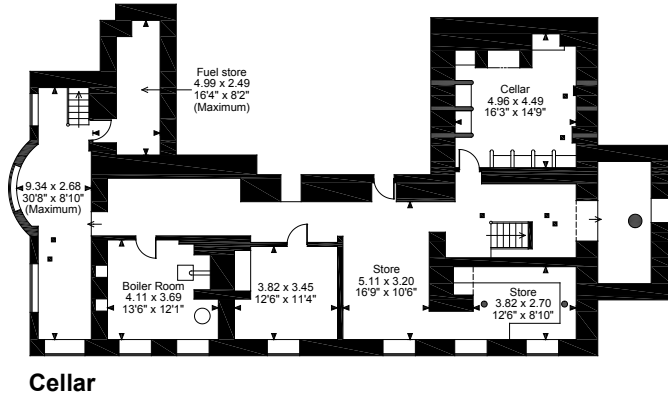
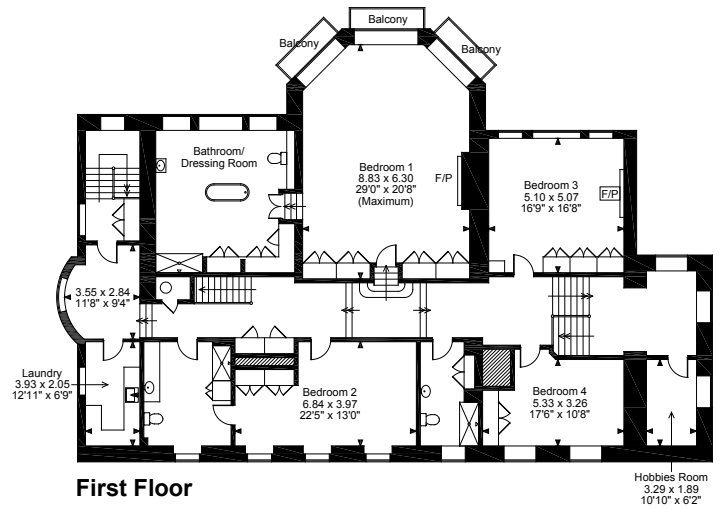
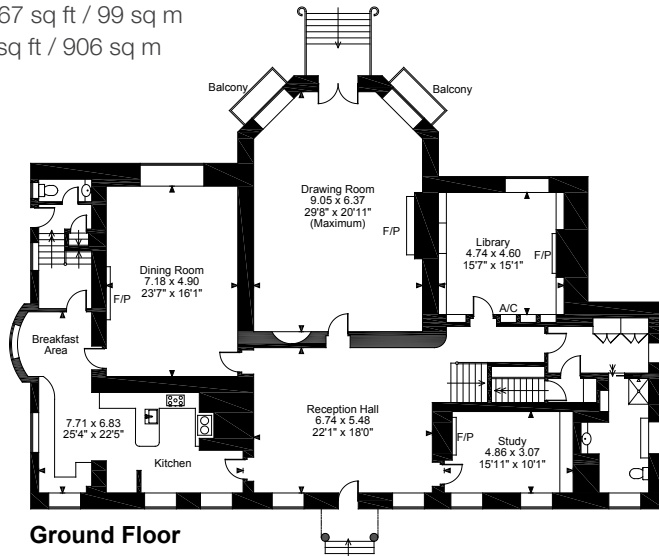
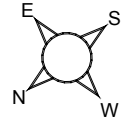
Take the A1017 into Sible Hedingham and from this road take the turning into Rectory Road by The Sugar Loaves pub. After about 0.3 miles the driveway to The Old Rectory can be found on the left hand side just before a right hand bend that leads up to St Peters Church.

### Viewing

Strictly by prior appointment with Savills.

# FLOORPLANS

Main House gross internal area = 8,688 sq ft / 807 sq m  
 Cottage gross internal area = 1,067 sq ft / 99 sq m  
 Total gross internal area = 9,755 sq ft / 906 sq m  
 For identification purpose only.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-100) <b>A</b>	
(81-91) <b>B</b>	83
(69-80) <b>C</b>	
(55-68) <b>D</b>	64
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

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