



# Greenwich House

8 Queen Street, Castle Hedingham, Essex

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 

## A beautifully presented Victorian Townhouse set within private south facing walled gardens

A beautifully presented Victorian Townhouse extending to over 3,000 sq ft of accommodation with additional guest house, set within private south facing walled gardens within the village centre.



**4 RECEPTION ROOMS**



**6 BEDROOMS**



**4 BATHROOMS**



**COACH HOUSE GARAGE & ANNEXE**



**WALLED GARDENS**



**FREEHOLD**



**VILLAGE**



**3,235 SQ FT**



**GUIDE PRICE  
£1,175,000**



### The Property

Forming part of a Victorian manor house, Greenwich House, built in 1850, offers a wealth of period features from large sash windows, tall ceilings and many original fireplaces, though surprisingly not listed. Secluded within its walled gardens, the property has undergone extensive and sympathetic restorations throughout, making it the perfect combination of 21st century living and 19th century character.

The property sprawls over three floors and incorporates elegant principal reception rooms, all flooded with natural light and enjoys views over the stunning walled gardens. In addition is the stunning Armstrong Jordon kitchen breakfast room with feature Everhot, adjoining utility room and play room.

To the first floor are three or four well proportioned bedrooms with two beautifully finished bathrooms and a roof terrace offering views over the south facing garden and historic village beyond. Of particular note, this fine home offers complete flexibility with rooms that can be utilised in a multitude of ways, ideal for family entertaining.

### Coach House

Within the gardens is an immaculate detached 2 bedroom coach house which is ideal for guests or potentially for holiday let.

### Outside

Set behind electric gates, the manicured south facing walled gardens are well established with mature shrubs and pretty borders. The gardens are well designed with plenty of interest, from tiered well clipped lawned, to the many patio area to enjoy the surround; a further secret west facing courtyard sits hidden to the side of the property. A further garden room/office and cartlodge finish the plot.





## Location

Voted one of the prettiest villages in Essex, Castle Hedingham is a Medieval village in north Essex; named after the Hedingham Castle, which hosts year round social events. Its heart is still formed around the Medieval street layout, and is rich in charming historic architecture. Greenwich House lies within a mile of the local De Vere Primary School and, just over a mile from the local secondary school (Hedingham School & Sixth Form). The village boasts a doctor's surgery, post office, two churches, a tennis club, bowls club, a cricket pitch and village/community hall and a cluster of village stores, tea rooms, pubs and restaurants. To the north, nestled amongst the undulating open farmland of north Essex, is the Town of Sudbury, with a Waitrose, Sainsbury's, a theatre, shops and restaurants.

Castle Hedingham is well positioned for communications with Kelvedon Railway Station, 16.2 miles to the south, offering a regular service to London Liverpool Street with an approximate journey time of 50 minutes. Braintree Railway Station, just 9.4

miles, offers an hourly service to London Liverpool Street. Braintree Freeport Railway Station, 10 miles, also offers direct fast service to London Liverpool Street. The A12 is 14.9 miles south east of Sudbury Road, while the M11 at Bishops Stortford and Stansted Airport are 25 miles to the west.



## Distances

- Sudbury 7 miles
- Braintree 10 miles
- Chelmsford 25 miles
- Colchester 20 miles
- Stansted 25 miles

## Nearby Stations

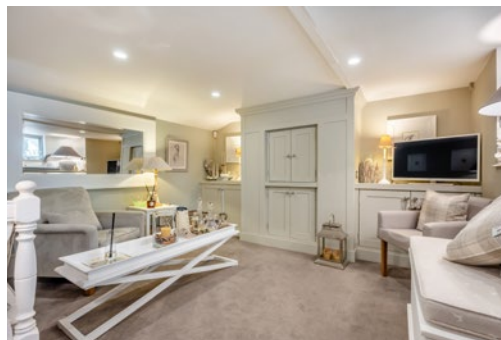
Sudbury 7 miles (branch line via Marks Tey)  
Braintree Railway Station 9.4 miles  
Braintree Freeport Railway Station 10 miles  
Witham 15 miles (London Liverpool St 39 mins)  
Kelvedon Railway Station 16.2 miles

## Key Locations

- Hedingham Castle
- Hedingham Church

## Nearby Schools

- Hedingham School
- Gosfield
- Colchester Grammar Schools
- Felsted
- De Vere Primary School



## Floorplans

House internal area 3,235 sq ft (301 sq m)

For identification purposes only.

## Directions

Post Code: CO9 3EX

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## General

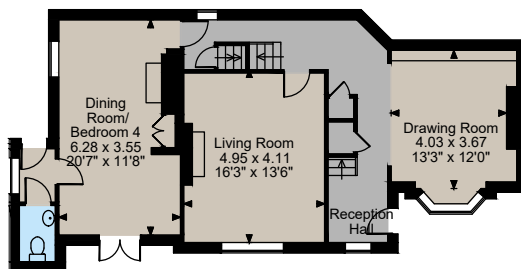
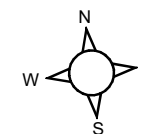
Local Authority: Braintree District Council

Services: All mains services connected.

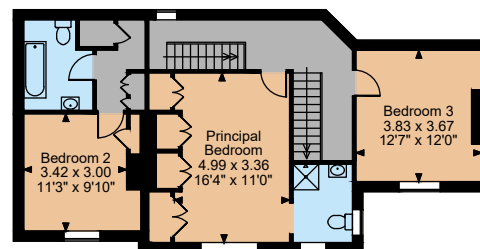
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

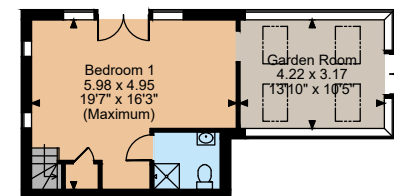
EPC Rating: E



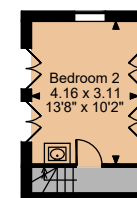
Ground Floor



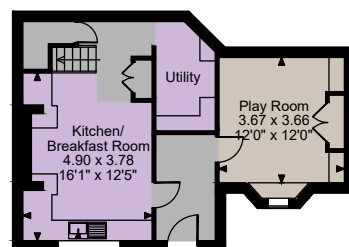
First Floor



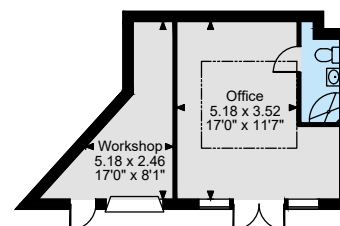
Coach House Ground Floor



Coach House First Floor



Lower Ground Floor



Office/Studio

The position & size of doors, windows, appliances and other features are approximate only.

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## Chelmsford

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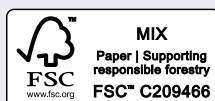
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