



## HIGH HOUSE

Castle Hedingham, Essex

Carter Jonas



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## HIGH HOUSE, 2 ST JAMES STREET, CASTLE HEDINGHAM, ESSEX, CO9 3EJ

- 9 miles to Braintree
- 17 miles to Colchester
- 24 miles to Bury St Edmunds
- 22 miles to Chelmsford

5 Bedrooms • Sitting Room • Dining Room • Drawing Room • Kitchen • Utility/WC • Cellar • Two Bathrooms • Mature Garden • Paved Terrace • Period Features • EPC exempt

### DESCRIPTION

High House, an attractive Grade II listed residence nestled in the heart of the charming village of Castle Hedingham. This exceptional property emanates timeless elegance and boasts a wealth of characterful features dating back to the 15th Century.

As you step into High House, you are immediately greeted by the grandeur of tall ceilings and the intricate detailing of the beams, showcasing the craftsmanship of a bygone era. The three spacious reception rooms are perfectly designed for both formal gatherings and relaxed family living, offering flexible spaces to suit all needs. The heart of this home lies in the generously sized dining room with adjacent kitchen/breakfast room, and lends itself well to being opened up to create a true culinary haven that effortlessly merges flair and functionality. The perfect setting for family meals or entertaining friends, this space is sure to be the hub of daily life.

Venture upstairs and discover the five well-appointed bedrooms, spread over two floors. The two bathrooms offer modern comfort and convenience, ensuring that every resident's needs are met.

**A WELL PRESENTED, LIGHT AND SURPRISINGLY SPACIOUS GRADE II LISTED HOUSE DISPLAYING EXCEPTIONAL PERIOD FEATURES AND LOCATED IN A SOUGHT AFTER VILLAGE.**





## OUTSIDE

There is a fully enclosed garden to the rear of the property which enjoys a southerly aspect. A paved terrace adjoins the immediate rear of the property, which gives way to a lawned area with shaped and well stocked flower and shrub beds with plants including hydrangea, ladies mantle, roses, and a pear and apple tree. The garden is fully enclosed either side by mature conifers as well as an old red brick wall to the rear. In addition there is a timber framed potting shed/garden store, outside tap, outside lighting, former cart lodge with double timbered gates providing access onto St James's Street now providing a useful covered storage area with light connected.

## LOCATION

High House is situated in the heart of the picturesque village of Castle Hedingham. All the local amenities are within walking distance including 2 pubs, a restaurant, doctors surgery, tea room, village shop and post office, tennis courts, cricket field, bowling green and primary school. Neighbouring Sible Hedingham provides a good selection of shops and a secondary school. There are 2 private schools in Gosfield, top grammar schools in Colchester, plus Felsted is another popular schooling option. Both Stansted Airport and Cambridge are within easy driving distance

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Gas central heating, Mains Water, Drainage and Electricity

**Local Authority:** Braintree Band G

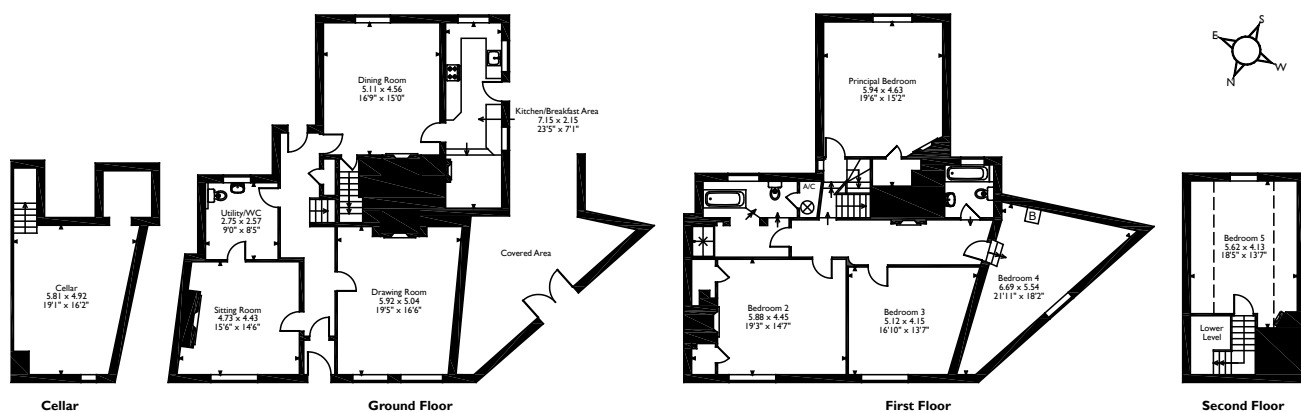
**Viewings:** By appointment only with Carter Jonas:  
Tel: 01787 882881

**What3Words:** ///barn.retaliat.counts





High House, Castle Hedingham, 2 St. James Street, Castle Hedingham, Halstead, Essex  
Approximate Gross Internal Area  
300 Sq M/3231 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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