



The Old Vicarage, Castle Hedingham, Essex

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## A classic Georgian II\* listed village house set in delightful gardens and grounds.

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### Accommodation

4 principal bedrooms | 4/5 secondary bedrooms | 5 bathrooms (3 en suite)  
3 reception rooms | Kitchen/breakfast room | Extensive part-vaulted cellars

Guest cottage | Contemporary heated swimming pool  
Beautiful walled garden with orchard | All in about one acre

### Situation

The Old Vicarage is located close to the centre of Castle Hedingham, one of Essex's most esteemed conservation villages, described by John Julius Norwich in his book "The Architecture of Southern England" as "ravishingly pretty". The village offers a delightful array of amenities, with several shops, inviting pubs, a doctor's surgery, and a primary school. There are further shopping facilities at Braintree, Sudbury, Halstead, and Colchester, a secondary school at Sible Hedingham and two private schools in the nearby village of Gosfield. Commuters benefit from easy access to London Liverpool Street via train services from Braintree or Witham and convenient connections to the A12 at Witham and the M11 via the A120 at Braintree.



## The Property

The Old Vicarage, with its picturesque vistas of both the castle and church, holds the Grade II\* listing for Architectural or Historical Importance. Crafted from red brick under a tiled roof across three floors with a basement, the property is believed to have been built for a local wool merchant in the first half of the 18th century. The fine external elevations have been almost unchanged since its initial construction, with symmetrical elevations of equal grandeur and a front adorned by a central ionic porch with columns and painted quoins. A feature of the rear elevation is the particularly deep sash windows. Praised by Pevsner in 'The Buildings of England - Essex'.. the best classical brick house'. Previous owners include the Earl of Wilton, who undertook extensive renovations in the 1990s.

Internally, the property offers extensive, well-proportioned accommodation, highlighted by a grand reception hall, speculated to have served as a meeting venue for local weavers and wool merchants in the 18th century. A wide oak staircase adorns the entrance hall, leading to the first floor. The ground floor accommodates the main reception rooms, including the drawing and sitting rooms, with folding doors linking the two rooms. A dining room leads into a well-appointed kitchen/breakfast room on the opposite side. A cloakroom, utility room, and boot room complete the ground floor accommodation. Below are extensive partly-vaulted cellars. On the first floor are four principal bedrooms, three with en suite bathrooms (a Jack & Jill bathroom to both bedroom 3 and bedroom 4). A further staircase leads to the second floor, comprising four/five additional bedrooms and three bathrooms (one en suite).

The dining room, drawing room and sitting room images are virtually staged and are shown for illustrative purposes.





## Outside

The Old Vicarage is approached via an in-and-out carriage driveway bordered by a high, pollarded mature hedge. Generous lawns flank the drive, with magnificent Wellingtonia and a sweeping curved brick wall dividing the front from the garden and courtyard. Adjacent, a separate access point featuring automatic timber double gates and a side gate opens on to a spacious gravel parking area. The property includes a brick and tiled coach house, incorporating a guest cottage and garage with additional storage. A gravel path leads past the contemporary heated swimming pool to a seated area within the old kitchen garden. Beyond, a grass pathway winds through beautifully maintained lawns with several mature cherry, lime, and copper beech trees, offering access to an inner garden and orchard, which includes pear, plum, quince, and apple trees.

## Property information

**Services:** Mains gas, electricity, water and drainage

**Tenure:** Freehold

**Local Authority:** Braintree District Council

**Council Tax:** Band G

**EPC:** E

**Viewing:** Strictly by prior appointment with the Knight Frank, LLP



Main House = 658 sq m / 7,078 sq ft

Cottage = 53 sq m / 566 sq ft

Garage = 21 sq m / 224 sq ft

Stores = 22 sq m / 234 sq ft

Total Area = 753 sq m / 8,102 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated [April 2024]. Photographs and videos dated [April 2024].

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