



THE MILL HOUSE

KINGS ACRE, COGGESHALL, ESSEX, CO6 1NY

NP NICHOLAS
PERCIVAL

The Mill House was formerly a fine residence for John Hall 1839-1863 in connection with his adjacent Silk Mill. The property has recently undergone a programme of meticulous refurbishment and modernisation to create a high quality village house extending to 3,831 sq ft over three floors. The accommodation comprising:-

*Reception Hall * 3 Reception Rooms * Home Office Accommodation on both ground and first floor * fabulous Kitchen/Breakfast Room * Utility Room and Cloakroom * 5 Bedrooms * 4 Bathrooms * Oversized Double Garage * Further Parking * Landscaped Gardens * Grade II Listed *



Property

The Mill House is a fine quality Grade II Listed extensively refurbished Regency Village House. The house is tucked away in a central position in the sought-after Historic Village of Coggeshall and benefits from an oversized double garage and further parking for a minimum of 6 cars. The property is built from gault brick walls having elegant sash windows and principal front elevation with a central front door with fanlight over and semi-elliptical arch of gauged brick.

The very recent refurbishment of the house has been completed to an exceptional standard incorporating gas central heating throughout, new

pressurised hot water cylinders, air conditioning to the second floor, visitor ID panels and an intruder alarm. There are data points throughout the property which are wired to a patch panel.

The accommodation is well proportioned, accessed on the ground floor from the reception hall to 3 reception rooms, cloakroom, a fabulous kitchen/breakfast room from which there is access to an oversized fully equipped utility room. In addition, there is further ground floor accommodation with side access and first floor over, all suitable for use as a Home Office.

The first-floor accommodation is approached over a sweeping geometric stair with reeved handrail leading to the first-floor landing which provides access to the master bedroom suite with dressing room and ensuite. There are two further double bedrooms on this floor, each having access to the principal Family Bathroom. The second-floor accommodation provides two large double bedrooms, each with ensuite shower rooms.

Outside

Externally, the garden is laid principally to lawn with well stocked flower beds and mature hedging. Vehicular access leads to

an oversized double garage with electrically operated up and over door to the front. There is a side door in the garage leading to the garden. Further independent vehicular access and two further parking spaces in total, external parking for a minimum of 6 cars. There is the facility to install an EV charger point adjacent to the garage.

Services

Mains water, gas, electricity and drainage are connected, no tests have been undertaken.

EPC

Energy Performance Certificate is exempt.



Tenure

Freehold, sold with vacant possession and no onward chain.

Situation

Coggeshall is a highly regarded market town located in North Essex, and provides numerous useful amenities including a small supermarket, post office, doctors surgery, library and numerous shops, eateries and public houses to enjoy. The town also plays host to a weekly market. Both the local primary and secondary schools were rated as 'Good' in the most recent Ofsted report.

For the commuter, transport connections are first rate.

There is a community run shuttle bus to the mainline station at Kelvedon, with journey times to London of around 45 minutes. The A12, A120 and Stansted Airport are all within easy reach, as is the Marks Hall Estate which provides a tranquil setting for woodland walks, and peaceful leisure time.

The historic city of Colchester is a short drive away. The city benefits from all the leisure, dining, entertainment, recreational and shopping facilities expected of a major regional centre.

Secondary schooling options are first rate with highly regarded establishments in both the private and state sectors.

Agents Notes

Grade II Listed.

Tree Preservation Order In Place.

Our particulars are produced in good faith but can only be used as a guide to the property.

If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property.

Any measurements quoted are for guidance only.

No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own

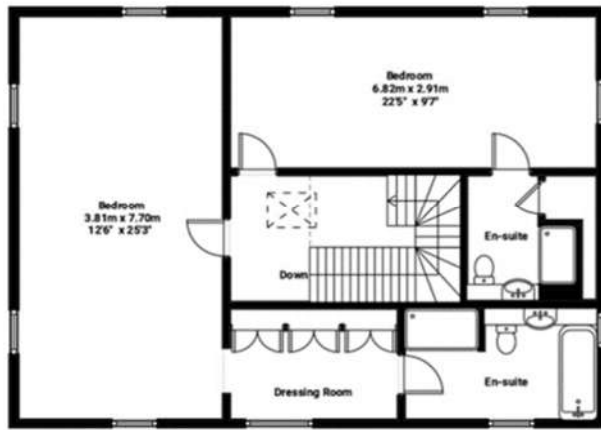
independent experts to verify the conditions of the same.

These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts.

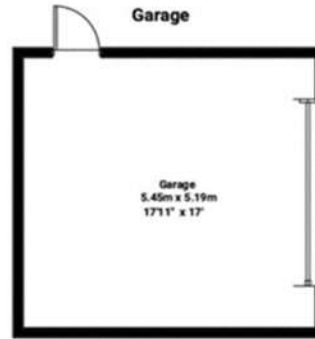


IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract. **SERVICES:** Mains gas, electricity and water are connected. **TENURE:** The property is being offered for sale via private treaty freehold with vacant possession upon completion. **LOCAL AUTHORITY:** Braintree District Council. **RIGHTS OF WAYLEAVES & EASEMENTS** The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not. **VIEWINGS:** Strictly by appointment via Sole Agents Nicholas Percival (01206 563 222 / sales@nicholaspercival.co.uk). We routinely refer clients to Flagstone Mortgages for independent mortgage and protection advice. It is your decision whether you choose to deal with Flagstone Mortgages. In making that decision, you should know that we receive gratuities from Flagstone Mortgages worth approximately £50 per transaction. **NICHOLAS PERCIVAL** are proud to be members of;



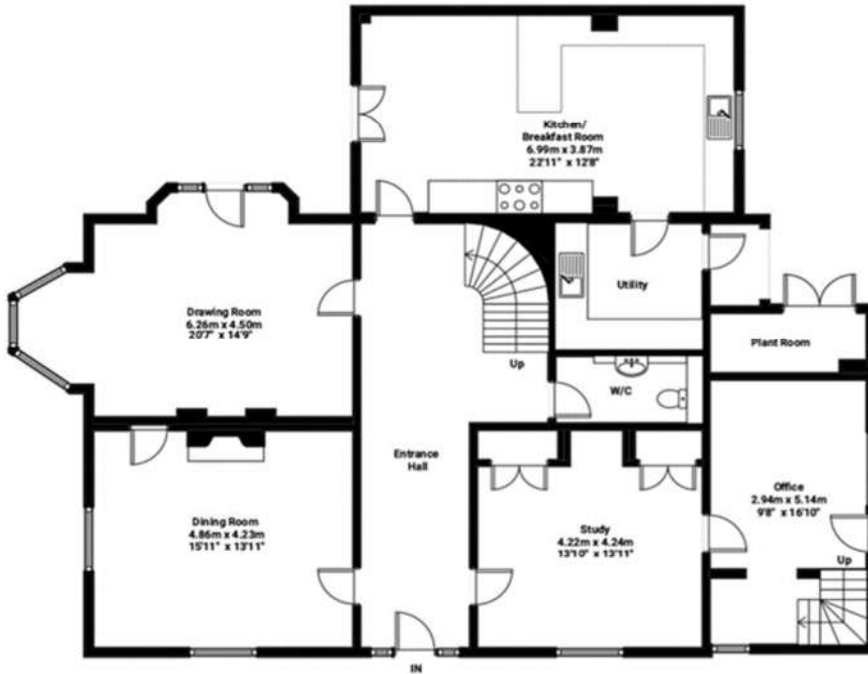


Second Floor

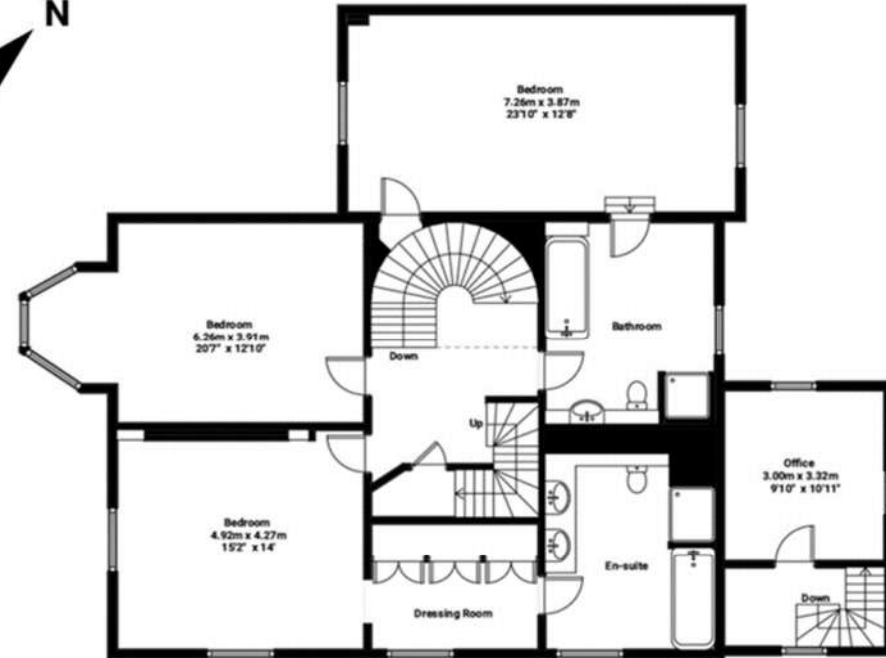


First Floor

TOTAL APPROXIMATE FLOOR AREA:
4136.1 sq ft (384.25 sq mt)
House : 3831.6 sq ft (355.97 sq mt)
Garage : 304.5 sq ft (28.29 sq mt)



Ground Floor



First Floor

