



East Street, Coggeshall CO6 1SL

welcome to

East Street, Coggeshall

Charming Grade II Listed character home dating back to the 16th Century. Central Coggeshall location with three double bedrooms, two reception rooms, ground floor shower room and first floor bathroom.



Dining Room

13' 9" x 13' 8" (4.19m x 4.17m)

Entered through a solid oak door into a well proportioned dining room featuring a Vermont dual fuel wood burning stove set into an open fire place with oak bressumer over. Complete with slate tiled flooring, a wooden frame sash window to the rear, one cast iron radiator and oak beams and exposed timbers throughout.

Kitchen

16' 1" max x 13' 6" max (4.90m max x 4.11m max)

A characterful country style kitchen which is made up of a butler sink with adjoining work surfaces, a selection of freestanding units – including island, dresser base and larder cupboard. Space and plumbing for a Range cooker, a dishwasher and a washing machine. Complete with tiled flooring, a cast iron radiator, windows and doors leading to the patio, oak beams and exposed timbers. In the corner is the staircase rising to the first floor.

Shower Room

A partially tiled and modern three piece suite comprising a low level W/C, a pedestal wash hand basin and a rainfall shower. Complete with tiled floors, underfloor heating and one radiator.

Living Room

26' 7" x 13' 7" max (8.10m x 4.14m max)

A large multi-purpose living room which is made up of the sitting room and the dining room with an abundance of character features such as; oak beams, exposed timbers, a dual fuel wood burning stove set into an exposed red brick chimney breast with an oak bressumer over, a secondary feature fireplace and three Georgian style sash windows to the front with views of the green.

Three Georgian style sash windows to front elevation, two cast-iron radiators, two open fireplaces - one with red brick surround hearth and oak bressumer and multi-fuel/wood burner.

At the opposite end of the room is a second fireplace (not used) with surround and mantle. There are exposed timbers and beams throughout and a walk-

in storage cupboard with recessed shelving.

First Floor

Landing

Split level landing with oak beams and exposed timbers throughout as well as providing access to the loft.

Bedroom One

19' 9" x 10' 10" (6.02m x 3.30m)

A vast double bedroom with a feature Tudor brick chimney breast, oak beams, exposed timbers, Georgian style wooden frame windows to the front and a cast iron radiator.

Bedroom Two

14' 2" x 13' (4.32m x 3.96m)

A large double bedroom with a feature Tudor brick chimney breast, oak beams, exposed timbers, Georgian style wooden frame windows to the front and a cast iron radiator.

Bedroom Three

13' 5" x 8' 10" (4.09m x 2.69m)

A large double bedroom with oak beams, exposed timbers, dual aspect Georgian style wooden frame windows and a cast iron radiator.

Bathroom

A beautifully designed bathroom comprising a mid-level W/C, a free standing roll top bath with Georgian style taps and claw feet and a Burlington style wash hand basin. The bathroom also features a half tiled wall with individually hand painted tiles, oak beams and exposed timbers.

Exterior

Front

Shingled driveway providing off road parking for at least one car with additional parking and the single garage accessed through a double wooden gate.

Garage

Detached brick garage situated to the rear of the drive with up and over door, lighting and power.

Rear Garden

A two tiered, partially walled South facing rear garden which is mainly laid to lawn retained by a generous stocking of flower and shrub borders on the second tier. The first tier is made up of a large slabbed patio seating area situated directly behind the accommodation.



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welcome to

East Street, Coggeshall

- Grade II Listed Character Home
- Three Large Double Bedrooms
- South Facing Rear Garden
- Two Ample Reception Rooms with Wood Burning Stoves
- Downstairs Shower Room & First Floor Bathroom

Tenure: Freehold EPC Rating: Exempt

offers in excess of

£500,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CGS105166 - 0004

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