



Church Street, Coggeshall CO6 1UB

welcome to

Church Street, Coggeshall

Beautiful Grade II listed character home boasting a wealth of period features including beams and Inglenook fireplaces. Lounge, kitchen and dining room and downstairs cloakroom. On the first floor are four bedrooms, bathroom and ensuite shower room. Courtyard garden and off road parking.



Location

Coggeshall is a small picturesque market town situated 10 miles from Colchester. Known for its hundreds of listed buildings and former extensive antiques trade, some local businesses have been established for hundreds of years. Two National Trust buildings, Grange Barn and Paycocke House are located in Coggeshall, as well as a good selection of local shops, public houses, restaurants and a tea-room. The weekly market has run on Market Hill since 1256. Coggeshall won the Essex best kept village award in its category several times and was named Essex Village of the year in 2017 by the Rural Community Council of Essex. Coggeshall benefits from both primary and secondary education with Honywood School, Ofsted rating good in December 2022. Kelvedon mainline railway station is 3 miles away served by Coggeshall community bus, providing weekday commuter morning and evening service. Kelvedon to Liverpool Street is approximately a 50 minute train journey.

Entrance Hall

Front door into. Tiled floor, radiator and window to front.

Cloakroom

Window to side. Wood panelled, low level w.c, wall mounted wash hand basin.

Lounge / Diner

15' 3" max x 30' 9" max (4.65m max x 9.37m max)
Sash window to front, window to front and window to rear. Door into garden. Beams, wood burning stove, Inglenook fireplace, Oak Bressumer and slate hearth. Stairs rising to first floor with under stairs cupboard. Flying freehold.

Kitchen

11' 8" x 9' 3" (3.56m x 2.82m)
Window to rear. Butler sink, stone Quartz work surfaces and tiled splashbacks. Cupboards, drawers and base units. Electric hob, double oven, dishwasher and washing machine. Stained glass door to rear. Wall mounted boiler.

First Floor

Landing

Wood bannister and access to loft.

Bedroom One

15' 4" max x 9' 4" max (4.67m max x 2.84m max)
Window to front and window to side. Original fireplace set into red brick chimney breast and hearth. Radiator and beams.

Bedroom Two

9' 9" into wardrobe x 9' 3" (2.97m into wardrobe x 2.82m)
Two windows to front. Radiator and built in wardrobes.

Bedroom Three

9' 7" x 7' 4" (2.92m x 2.24m)
Window to rear. Beams and radiator.

Bedroom Four

8' 2" x 6' 5" into wardrobe (2.49m x 1.96m into wardrobe)
Window to side. Built in wardrobes, radiator and beams.

Bathroom

Window to rear. Half tiled, low level w.c, vanity wash hand basin, panel enclosed bath and heated towel rail. Airing cupboard.

Shower Room

Fully tiled. Shower cubicle, pedestal wash hand basin, heated towel rail and window to front.

Exterior

Front

Off road parking.

Rear Garden

Two tiered courtyard. Laid with tiled slabs, enclosed brick walls. Flower bed borders.



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Church Street, Coggeshall

- Four bedroom character cottage
- Wealth of character features
- Inglenook fireplace with inset wood burning stove
- Upstairs bathroom and separate shower room
- Paved courtyard garden

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: D

guide price

£500,000 - £550,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CGS105079 - 0006

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