



**East Street, Coggeshall CO6 1SH**

**welcome to**

**East Street, Coggeshall**

\*\* GUIDE PRICE £500,000 - £550,000 \*\* Charming period home with period features including exposed beams high ceilings and fireplaces. Three bedrooms, bathroom and shower room to first floor. Large lounge/dining room, kitchen, study and cellar. Beautiful south facing rear garden.



## 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 Porch

Entrance door to front, hanging space and shelves for coats & footwear. Door into :-

## Sitting Room Area

27' 1" max x 15' 1" ( 8.26m max x 4.60m )  
Period features including stone, tile and brick fireplace, high ceilings, oak panelling and brick floor. Cast iron wood burning stove set into chimney alcove and two cast iron radiators. Panelled inset alcove adjacent to sash window to front.

## Dining Area

Wooden floor and panelling, radiator, sash window to rear, Victorian chimney breast with slate hearth and cast iron radiator. Step down into :-

## Kitchen

14' 1" x 11' 1" ( 4.29m x 3.38m )  
Window to side and door to side. Butler sink with mixer tap over and solid oak worktops. Fitted bespoke cupboards and drawers. Dual fuel cooker with extractor fan. Integral dishwasher, space for washing machine and fridge/ freezer. Exposed oak beams and red brick chimney.

## Rear Reception Room

11' 1" x 10' 1" ( 3.38m x 3.07m )  
French doors and side windows with views of the garden. Wooden floor and exposed oak beams. Red brick chimney with cast iron feature stove and radiator.

## Cellar

14' 1" x 15' ( 4.29m x 4.57m )  
Fitted with kitchen cabinets, shelving and space for freezer. Works well as wine cellar, larder, storage and games area.

## First Floor

### Landing One

Window to side, oak flooring, linen cupboard and oak beams.

### Landing Two

Space to use as office or nursery. Window to side, period feature carved oak beams, radiator, high ceiling and storage cupboard with electrical switchboard.

## Bedroom One

13' 1" x 16' ( 3.99m x 4.88m )  
Master bedroom with high ceiling and sash window to front. Elm wooden floor and radiator. Fitted wardrobes along one wall.

## Bedroom Two

13' x 10' 1" into recess ( 3.96m x 3.07m into recess )  
Window to rear. Victorian chimney and original cast iron fireplace. High ceiling, wood panelled wall, radiator and built in double wardrobe.

## Bedroom Three

10' 1" max x 11' 9" ( 3.07m max x 3.58m )  
Double aspect windows to side and rear. Vaulted ceiling, brick chimney with cast iron radiator. Two built in wardrobes.

## Bathroom

Window to side and skylight.. Low level w/c, vanity wash hand basin with splashbacks and panel enclosed bath. Vaulted ceiling , oak beams and oak floor. Cupboards and Combi boiler and mega flow.

## Shower Room

Skylight window. Vaulted ceiling, oak beams and oak floor. Low level w/c, pedestal wash hand basin and shower with splashback.

## Exterior

### Rear Garden

South facing garden walled to three sides. brick paved patio leading onto lawned area. Flower beds alongside house and either side of patio and lawn, stocked with trees, shrubs, climbers and range of perennials. Shed discreetly positioned. Side access via passage through to street.



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## East Street, Coggeshall

- Charming period family home
- Central Coggeshall location
- Three bedrooms & spacious landing
- Lounge / diner. Cellar with potential to convert
- Versatile 3rd reception room

Tenure: Freehold EPC Rating: Exempt

guide price

**£500,000 - £550,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CGS105320 - 0008

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