

West Street, Coggeshall CO6 1NT

william h brown

# welcome to

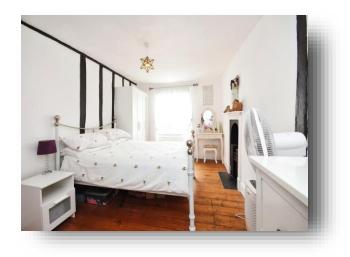
## West Street, Coggeshall

Character cottage boasting many original features including open fireplaces and exposed beams and within walking distance to the centre of Coggeshall. Dating back to circa 1650 with two double bedrooms, two reception rooms and kitchen/breakfast room. NO ONWARD CHAIN













#### 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 tearoom. 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 locally known as a higher achieving leading specialist school. 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**

Wooden entrance door to front.

#### **Sitting Room**

12' x 10' 6" ( 3.66m x 3.20m ) Sash window to front, wood burning stove, exposed beams and radiator.

#### **Dining Room**

14' 7" x 8' 8" ( 4.45m x 2.64m ) Sash window to front, exposed beams, open fireplace, built in cupboards and exposed beams.

#### Kitchen / Breakfast Room

10' 8" x 10' (3.25m x 3.05m) Window to rear. Stable door leading into rear garden. Exposed beams. Fitted kitchen with a range of wall and base units with granite worksurfaces cupboards and centre island. Built in oven and hob and space for washing machine and fridge/freezer.

### **First Floor**

#### **Galleried Landing**

Window to rear. Open iron balustrade. Doors to :-

#### **Bedroom One**

15' x 9' (4.57m x 2.74m) Sash window to front. Exposed beams and floorboards, feature fireplace, built in cupboard and radiator.

#### **Bedroom Two**

13' 6" x 11' 10" (  $4.11m\ x\ 3.61m$  ) Sash window to front, exposed beams and floorboards and radiator.

#### Bathroom

Window to rear. Exposed beams and built in cupboard. Panel enclosed bath with shower over and shower screen. Vanity wash hand basin, w/c and heated towel rail.

#### Exterior

**Rear Garden** Enclosed rear garden with patio area.





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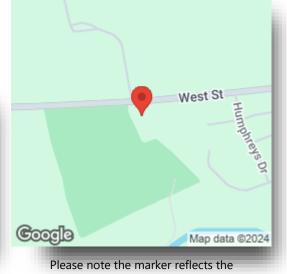
- Character Cottage
- Grade II Listed
- Two double bedrooms
- Sitting room and dining room
- Kitchen / breakfast room

Tenure: Freehold EPC Rating: Exempt

# £325,000







postcode not the actual property

The Property Ombudsman

Property Ref: CGS105365 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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01376 561204



Coggeshall@williamhbrown.co.uk



2 Market Hill, Coggeshall, COLCHESTER, Essex, CO6 1TS



williamhbrown.co.uk