



**West Street, Coggeshall CO6 1NT**





**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 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 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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## West Street, Coggeshall

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

Tenure: Freehold EPC Rating: Exempt

**£325,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CGS105365 - 0003

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