



Ladybird Cottage, Colne Road, Coggeshall CO6 1TD

welcome to

Ladybird Cottage, Colne Road, Coggeshall

**** Guide Price £700,000 - £750,000 **** Beautifully presented character home with four bedrooms, two bathrooms and ensuite. Large kitchen/diner, lounge and study. Landscaped rear garden with far reaching countryside views to rear. Double garage.



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

Hand made solid oak entrance door to front. Understairs cupboard. Stairs rising to first floor.

Lounge

21' 6" x 17' 7" (6.55m x 5.36m)
Two windows to front and French doors to rear. Beams and timbers. Brick built feature fireplace with inset log burning stove. Door into :-

Study

11' 1" x 5' 5" (3.38m x 1.65m)
Window to side.

Bedroom One

13' 1" x 11' 5" (3.99m x 3.48m)
Window to rear. Built in window seat. Built in cupboards and door into :-

Ensuite

Hand wash hand basin and w.c.

Kitchen / Diner

33' 4" x 12' 8" (10.16m x 3.86m)
Windows to front and side. Picture window to rear overlooking field. Door to side and French doors into rear garden. Beautiful fitted kitchen with a range of wall and base units with adjoining wooden worksurfaces and inset butler sink. Range cooker with extractor over. Built in fridge/freezer, dishwasher, tumble dryer, wine fridge and washing machine. Tiled flooring and spotlighting. Fited wood burning stove.

First Floor

Landing

Loft access via ladder. Large boarded loft.

Bedroom Two

19' 8" x 20' 3" (5.99m x 6.17m)
Two windows to front, one to side and one to rear. Free standing bath, sink and w/c. Built in/walk in wardrobe. Dressing/vanity area off landing.

Bedroom Three

14' 1" x 8' 2" (4.29m x 2.49m)
Window to front. Built in wardrobe. Feature brick fireplace to chimney.

Bedroom Four

8' 9" x 6' 4" (2.67m x 1.93m)
Window to rear. Solid oak flooring and built in cupboard.

Bathroom

Window to rear. Free standing bath, w/c and sink. Separate shower and solid oak floor.

Exterior

Front

Oak framed entrance porch, raised bed and oak framed log store.

Side (Main Garden)

Large landscaped garden with oak framed porch. Summerhouse, raised bedding, ornamental Koi fish pond, Oak pergola, custom fire pit and vegetable garden.

Rear

Landscaped rear garden with far reaching field views to rear. Gate leading to field.

Double Garage

Agents Note

Vendor has informed us that they rent the field behind the house.



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welcome to

Ladybird Cottage Colne Road, Coggeshall

- Character house
- Four bedrooms
- Semi detached
- Extended and renovated to a high standard
- Countryside views and beautiful gardens

Tenure: Freehold EPC Rating: F

guide price

£700,000 - £750,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CGS105366 - 0005

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