



Church Street, Kelvedon CO5 9AH

welcome to

Church Street, Kelvedon

Unique four bedroom home located in the popular village of Kelvedon with its excellent commuter links into London Liverpool street.

Kitchen/breakfast room, drawing room/office and cloakroom to first floor. Bathroom and ensuite to first floor. Cellar, private rear garden. Double garage and parking.



Location

The popular village of Kelvedon is situated between Colchester and Chelmsford, off the A12 trunk road and is approximately 4 miles to Witham and 3 Miles to Coggeshall. Kelvedon mainline railway station has frequent services to London Liverpool Street (50 minute journey).

From the 1880's Kelvedon has been famous for its seed industry (Kings Seeds).

The high street boasts a wealth of listed buildings as well as shops, public houses, restaurants and amenities. Prested Hall in nearby Feering village is a country hotel, spa and health club.

Kelvedon also has an excellent primary school (St Marys), with the local secondary school found in the nearby village of Coggeshall, known as Honywood School.

Entrance Hall

Entrance door to front with matching side panels. Bright space with stairs rising to first floor and down to cellar.

Sitting Room

20' 11" x 18' 3" (6.38m x 5.56m)

Two double glazed windows to rear. Double glazed window to front. Door leading into rear garden.

Feature open fireplace and wooden surround. Three radiators. Wooden flooring.

Cloakroom

Wash hand basin and w.c.

Drawing Room / Office

8' 11" x 8' 11" (2.72m x 2.72m)

Three double glazed windows to rear and radiator. Light space. Currently used as an art studio.

Kitchen / Breakfast Room

15' 1" x 14' 8" (4.60m x 4.47m)

Window to rear and glazed door to rear. Modern fitted kitchen with a range of wall and base units with solid oak worksurfaces and inset butler sink. Integral Siemens double oven, hob and extractor over. Dishwasher, washer/dryer and space for fridge/freezer. Cupboard housing boiler.

Pantry

7' 7" x 4' 11" (2.31m x 1.50m)

Window to front. Large pantry.

Cellar

17' 4" x 9' 4" (5.28m x 2.84m)

First Floor

Landing

Two windows to front. Stairs down to ground floor and up to bedroom four,

Bedroom One

15' x 14' 9" (4.57m x 4.50m)

Double glazed window to rear. Built in wardrobe and door into :-

Ensuite

11' 5" x 6' 3" (3.48m x 1.91m)

Window to front. Corner shower cubicle, Pedestal wash hand basin, bath, w.c and radiator.

Bedroom Two

15' x 12' 7" (4.57m x 3.84m)

Double glazed window to rear. Built in wardrobes and radiator.

Bedroom Three

15' 4" x 11' 6" (4.67m x 3.51m)

Double glazed window to rear. Built in wardrobes and radiator.

Bedroom Four

9' 3" x 8' 9" (2.82m x 2.67m)

Double glazed bay window to rear and radiator.

Bathroom

8' 5" x 5' 11" (2.57m x 1.80m)

Double glazed window to front. Pedestal wash hand basin, w.c and bath.

Exterior

Front

Iron gate and railings to front. Low maintenance front garden.

Rear Garden

South facing and enclosed by panel fencing. Large paved patio area. Lawn and mature shrub and flower borders.

Double Garage

With up/over door.

Parking

Allocated car space to rear.



view this property online williamhbrown.co.uk/Property/CGS105500



welcome to

Church Street, Kelvedon

- Unique four bedroom home
- Formerly a Convent Circa 1881
- Kitchen/breakfast room & pantry
- Sitting room & drawing room/office
- Bathroom & ensuite

Tenure: Freehold EPC Rating: D

Council Tax Band: F

guide price

£700,000 - £725,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGS105500



Property Ref:
CGS105500 - 0005

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.



william h brown



01376 561204



Coggeshall@williamhbrown.co.uk



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



williamhbrown.co.uk