



Surrex Cottages, Colchester Road, Coggeshall CO6 1RR

welcome to

Surrex Cottages, Colchester Road, Coggeshall

**** GUIDE PRICE £290,000 - £320,000 **** Charming semi detached cottage located near to the popular village of Coggeshall. Two double bedrooms, extended kitchen/diner, lounge and shower room. Large driveway offering off road parking for three/four vehicles. 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

3' 7" x 3' 2" (1.09m x 0.97m)

Entrance door to front and door into :-

Lounge

20' 6" x 10' 3" (6.25m x 3.12m)

Double glazed windows to front and side. Brick fireplace with inset log burner and stairs rising to first floor.

Kitchen / Diner

18' 2" x 13' 1" (5.54m x 3.99m)

Bifolds to rear and orangery roof. Double glazed window to side. Beautiful modern kitchen with a range of wall and base units with worksurfaces incorporating a porcelain sink. Double oven, hob and extractor over. Integral washing machine, dishwasher and fridge/freezer. Spot lighting and wooden flooring.

First Floor

Bedroom One

11' 4" x 10' 4" (3.45m x 3.15m)

Double glazed window to front. Airing cupboard.

Bedroom Two

11' 6" x 7' 7" (3.51m x 2.31m)

Double glazed window to rear.

Shower Room

9' 7" x 4' 2" (2.92m x 1.27m)

Double glazed window to side. Modern suite with double walk in shower, vanity wash hand basin, w/c and heated towel rail .Tiled walls and flooring.

Exterior

Front

Large driveway offering parking for three/four vehicles. Side access gate to rear.

Rear Garden

Block paved and south facing. Shed and oil tank and enclosed by panel fencing.



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Surrex Cottages Colchester Road, Coggeshall

- Semi detached cottage
- Two double bedrooms
- Extended kitchen / diner
- Lounge
- First floor shower room

Tenure: Freehold EPC Rating: D

guide price

£290,000 - £320,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CGS105508 - 0005

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