

**Yeomans, Hanover Square, Feering CO5 9QN** 



# welcome to

# **Yeomans, Hanover Square, Feering**

Immaculately presented six bedroom home with beautiful fields views to rear. Set over three floors including bathroom, ensuite, shower room, kitchen/breakfast room, utility room and downstairs cloakroom. Ample off road parking to front, garage and rear garden.













#### Location

The popular village of Feering is located between Chelmsford & Colchester, off the A12 trunk road and is approximately 5 miles to Witham and 3 miles to Coggeshall. Feering has the benefit of being within the proximity of the mainline station at Kelvedon, having frequent services to London Liverpool St (50 minute journey time). Kelvedon also provides a variety of shops, restaurant, public houses and service day to day

needs. Major shopping centres at the afore said towns of Colchester & Chelmsford. Feering has an excellent primary school, with the local secondary school found in the nearby village of Coggeshall, known as Honywood School.

### **Entrance Porch**

## **Entrance Hall**

12' 6" x 8' 11" ( 3.81m x 2.72m ) Entrance and window. Stairs rising to first floor. Doors to :-

# **Utility Room**

11' 6" x 8' 10" max ( 3.51m x 2.69m max )

Window to side. Worksurface incorporating sink and drainer unit. Space for fridge/freezer, washing machine and tumble dryer. Door into:-

## Cloakroom

Window to side. Hand wash basin and w/c.

# Lounge

23' 11" x 12' 4" ( 7.29m x 3.76m )

Bay windows to front and window to side. Feature fireplace with inset log burner.

# Kitchen / Breakfast Room

23' 11" x 12' 4" ( 7.29m x 3.76m )

Windows to rear and side. Patio door to rear. Fitted kitchen with a range of wall and base units with worksurfaces incorporating sink and drainer unit. Integrated dishwasher and space for a range cooker. Tiled splashbacks and flooring throughout.

## **First Floor**

# Landing

Window to side. Stairs rising to second floor and doors to :-

## **Bedroom One**

14' 8" x 12' 10" max ( 4.47m x 3.91m max ) Window to front and door into :-

#### **Ensuite**

4'  $2'' \times 7' \cdot 7'' \cdot max (1.27m \times 2.31m \cdot max)$  Window to side. Shower cubicle, wash hand basin, w/c and heated towel rail.

## **Bedroom Two**

11' 11" x 11' 2" max ( 3.63m x 3.40m max ) Window to rear overlooking beautiful field views

## **Bedroom Three**

12' 5" x 10' 9" max ( 3.78m x 3.28m max ) Windows to front and side.

## **Bedroom Four**

11' 4" x 11' 2" max ( 3.45m x 3.40m max ) Window to rear of property with field views.

# **Bathroom**

8' 6" x 6' 9" ( 2.59m x 2.06m )

Window to side. Freestanding bath, pedestal wash hand basin, w/c, separate shower cubicle. Tiled flooring and part-tiled walls.

# **Second Floor**

Velux window over staircase and doors to :-

# **Bedroom Five**

20' 9" x 16' 8" max ( 6.32m x 5.08m max ) Floor to ceiling window to rear with views over fields. Windows to both sides. Solid oak flooring.

# **Bedroom Six**

20' 9" x 11' 11" ( 6.32m x 3.63m )

Triple aspects windows to front and sides. Cupboard housing boiler. Built in storage cupboards.

# **Shower Room**

Window to side. Shower cubicle, w/c and hand wash basin. Tiled walls and flooring.

#### **Exterior**

#### Front

Driveway to front of property offering off road parking for numerous vehicles.

## Garage

Up/over door to front. Tiled pitched roof. Side access

## Rear Garden

Beautiful field views to rear. Enclosed by panel fencing. Commencing with a patio area. Lawned area. Flower and shrub borders with mature trees. Summer house.





# welcome to

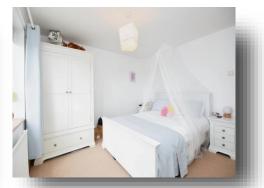
# **Yeomans Hanover Square, Feering**

- Detached
- Six bedrooms
- Bathroom, ensuite and shower room
- Downstairs cloakroom
- Utility room

Tenure: Freehold EPC Rating: D

£850,000







Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.



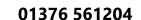
Please note the marker reflects the postcode not the actual property

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Property Ref: CGS102345 - 0006 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.





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