



**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" x 7' 7" max ( 1.27m x 2.31m 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.



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## **Yeomans Hanover Square, Feering**

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

Tenure: Freehold EPC Rating: D

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.

# £850,000



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Please note the marker reflects the postcode not the actual property



Property Ref:  
CGS102345 - 0006

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**william h brown**



**01376 561204**



[Coggeshall@williamhbrown.co.uk](mailto:Coggeshall@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**