



**Wisdoms Green, Coggeshall CO6 1SG**



**welcome to**

**Wisdoms Green, Coggeshall**

**\*\* Guide Price £550,000 - £575,000 \*\*** Immaculately presented detached four double bedroom family home located in a cul-de-sac. Ensuite, bathroom and cloakroom. Lounge & dining room. Garage and off road parking. NO ONWARD CHAIN.



## 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

Entrance door to front and double glazed window to side. Stairs rising to first floor.

## Cloakroom

Vanity wash hand basin, w/c and radiator.

## Lounge

18' x 12' 8" ( 5.49m x 3.86m )  
Double glazed box bay window to front. Built in cupboards and shelving with lighting. Spotlighting.

## Dining Room

10' 9" x 9' 4" ( 3.28m x 2.84m )  
Double glazed window to rear. Door into :-

## Kitchen

10' 8" x 9' 9" ( 3.25m x 2.97m )  
Double glazed door and window to rear. Modern white fitted kitchen with a range of wall and base units with worksurfaces incorporating sink and drainer unit. Matching splashbacks. Oven with extractor over. Space for a dishwasher and fridge. Wall mounted boiler.

## First Floor

### Landing

With doors into :-

### Bedroom One

19' 7" x 9' 8" ( 5.97m x 2.95m )  
Two double glazed window to front and one to side. Built in cupboard. Door into :-

### Ensuite

Double glazed window to side. Corner shower cubicle, vanity wash hand basin and wc.

### Bedroom Two

15' 8" x 9' 1" ( 4.78m x 2.77m )  
Double glazed window to front and side.

### Bedroom Three

11' 9" x 9' 9" ( 3.58m x 2.97m )  
Double glazed window to rear.

### Bedroom Four

9' 7" x 6' 9" ( 2.92m x 2.06m )  
Double glazed window to rear.

### Family Bathroom

7' 7" x 5' 11" ( 2.31m x 1.80m )  
Modern bathroom with enclosed bath with shower over and shower screen. wash hand basin and wc. Mirror with lighting.

## Exterior

### Front

Driveway to front of property.

### Garage

Up/over door to front with power and light connected. Rear has been converted into a gym.

### Gym

25' 11" x 10' 2" ( 7.90m x 3.10m )  
Window and door to rear and patio doors into rear garden.

### Rear Garden

Enclosed by panel fencing. Paved patio area, lawned area with mature trees and shrubs.



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## Wisdoms Green, Coggeshall

- Detached family home
- Four bedrooms
- Bathroom and ensuite
- Lounge and dining room
- Kitchen

Tenure: Freehold EPC Rating: C  
Council Tax Band: E

guide price

**£550,000 - £575,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CGS104495 - 0003

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