



**School Mews, Coggeshall CO6 1UX**



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## **School Mews, Coggeshall**

Beautifully presented character townhouse located in the heart of Coggeshall. Circa 1840 with a wealth of period features. Kitchen/breakfast room, lounge and cloakroom. To the first floor are three bedrooms and bathroom. Loft on second floor. Courtyard garden and off road parking.



### 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's 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

Original wooden entrance door leading into porch and entrance hall with stairs rising to first floor. Hardwood flooring.

### Lounge

18' 11" x 11' ( 5.77m x 3.35m )

Window to front and french doors to side with matching side and over panels. Beams and fireplace with free-standing burner.

### Kitchen / Breakfast Room

16' 11" x 9' 1" ( 5.16m x 2.77m )

Window to front. Modern fitted kitchen with a range of wall and base units with honed granite worksurfaces incorporating sink and drainer unit. Space for range cooker and dishwasher. Extractor fan, fridge and freezer. Exposed beams and high ceiling. Stone flooring.

### Cloakroom

Located under stairs. Low-level w/c, wash hand basin and extractor fan.

### First Floor

Original hardwood flooring throughout.

### Landing

Spiral staircase leading to loft. Doors to :-

### Bedroom One

14' 5" x 8' ( 4.39m x 2.44m )

Two windows to front and one to side. Beams.

### Bedroom Two

11' 10" x 11' ( 3.61m x 3.35m )

Window to side.

### Bedroom Three

9' 3" x 8' 8" ( 2.82m x 2.64m )

Window to front.

### Bathroom

Velux window. Panel enclosed bath with shower over and shower screen. Vanity wash hand basin and w.c.

### Second Floor

### Loft

Two velux windows. beams and built in eave storage cupboards.

### Exterior

### Courtyard Garden

Located to side of property and enclosed by brick wall and cast iron rail fencing. Patio area with mature trees and shrubs.

### Off Road Parking Space



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## School Mews, Coggeshall

- Townhouse
- Period home Circa 1840
- Three bedrooms
- Bathroom and cloakroom
- Lounge

Tenure: Freehold EPC Rating: D

Council Tax Band: D

**£500,000**



Please note the marker reflects the  
postcode not the actual property

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