



Barnfield House, Old Road, Coggeshall CO6 1RS

welcome to

Barnfield House, Old Road, Coggeshall

Stunning detached family home located on the outskirts of the picturesque Coggeshall. Four bedrooms, ensuite bathroom and family bathroom. On the ground floor is a modern kitchen/diner, lounge, dining room, family room, laundry room, utility room and shower room. Double detached garage. Field views.



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 hall to front. Understairs cupboard. Stairs rising to first floor. Doors into :-

Lounge

20' 6" x 12' 1" (6.25m x 3.68m)
Double glazed window to front. Feature fireplace with inset log burner. Karndean flooring. Open access into :-

Kitchen/ Diner

16' 2" x 14' 1" (4.93m x 4.29m)
Stunning modern kitchen with a range of wall and base units with stone worksurfaces incorporating a butler sink. Breakfast bar. Integral fridge/freezer and dishwasher. Range cooker with extractor over. Double glazed French doors to rear with matching side panels. Double glazed window to side and vaulted ceiling. Karndean flooring. Modern ladder radiator.

Laundry Room

7' 4" x 7' 4" (2.24m x 2.24m)
Glazed door to rear, Range of wall and base units with worksurface incorporating sink. Integral washing machine and tumble dryer. Door into rear porch and :-

Shower Room

7' 1" x 3' 7" (2.16m x 1.09m)
Shower cubicle, wc and wash hand basin.

Dining Room

12' 3" x 10' 1" (3.73m x 3.07m)
Double glazed box bay window to front. Door into :-

Family Room

15' 4" x 10' 3" (4.67m x 3.12m)
Doors from entrance hall and dining room, Double glazed window to rear. Double Glazed French doors to rear. Karndean flooring. Door into :-

Utility Room

8' 1" x 5' 10" (2.46m x 1.78m)
Double glazed window to front.

First Floor

Landing

With doors to :-

Bedroom One

18' 8" x 16' 3" (5.69m x 4.95m)
Double glazed windows to front and two to rear. Built in wardrobes.

Ensuite

6' 8" x 6' 6" (2.03m x 1.98m)
Double glazed window to rear. Panel enclosed bath, Vanity wash hand basin and wc.

Bedroom Two

12' 2" x 10' 10" (3.71m x 3.30m)
Double glazed window to front.

Bedroom Three

14' 5" x 7' 5" (4.39m x 2.26m)
Double glazed window to front.

Bedroom Four

10' 3" x 8' 8" (3.12m x 2.64m)
Double glazed window to rear.

Family Bathroom

6' 10" x 6' 10" (2.08m x 2.08m)
Double glazed window to rear, Panel enclosed bath with shower over and shower screen. wash hand basin, wc and heated towel rail.

Exterior

Front

Five bar gate to front leading into a gravel driveway offering off road parking for numerous vehicles.

Detached Double Garage

Two up/over doors. Power and light connected.

Rear Garden

Large rear garden with field views to rear. Commencing with a paved patio are leading onto a large lawned area. Enclosed by panel fencing with mature trees and shrubs. Side access to front.



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Barnfield House Old Road, Coggeshall

- Four bedroom detached home
- Additional land available under negotiation
- Large rear garden with field views
- Bathroom, ensuite and shower room
- Modern kitchen/ diner

Tenure: Freehold EPC Rating: D

Council Tax Band: F

£775,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CGS105019 - 0004

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