

**Barn View Road, Coggeshall CO6 1RF** 

# welcome to

# **Barn View Road, Coggeshall**

\*\* GUIDE PRICE £550,000 - £575,000 \*\* Beautiful character home set over three floors close to the centre of Coggeshall. Four double bedrooms, bathroom and shower room. Kitchen and lounge/dining room to ground floor, Patio rear garden, communal garden and double garage.













#### 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**

12' x 7' 4" ( 3.66m x 2.24m )

Entrance door to front. Stairs rising to first floor. Storage cupboard and radiator.

#### Kitchen

12' x 11' 10" ( 3.66m x 3.61m )

Double glazed sash window to front. Modern fitted kitchen with a range wall and base units with worksurfaces incorporating sink and drainer. Island with breakfast bar. Built in double oven, hob and extractor over. Integral fridge/freezer, washing machine and dishwasher. Wooden flooring and modern vertical radiator.

### **Lounge / Dining Room**

24' 4" x 12' (7.42m x 3.66m)

Double glazed Sash window to rear. Double glazed French doors to rear. Built in storage and covered radiator.

#### First Floor

### Landing

16' 2" x 11' 10" (4.93m x 3.61m) Stairs rising to second floor and storage cupboard.

#### **Bedroom Four**

15'  $5'' \times 11' \cdot 10'' (4.70m \times 3.61m)$  Double glazed sash window to front and covered radiator.

#### **Bedroom Three**

12'  $3" \times 11' \times 10" = 3.73m \times 3.61m$  Double glazed window to rear and radiator.

#### **Bathroom**

 $8^{\circ}$  7" x  $8^{\circ}$  7" ( 2.62m x 2.62m ) Panel enclosed bath, wc and vanity wash hand basin. Bathroom cabinet and heated towel rail.

### **Second Floor**

### Landing

16' 6" x 12' (5.03m x 3.66m) Storage cupboard and doors to :-

### **Bedroom Two**

14' 3" x 12' (4.34m x 3.66m) Double glazed Sash window to front and radiator.

### **Bedroom One**

12' 3" x 12' (3.73m x 3.66m) Double glazed window to rear and radiator.

### **Shower Room**

8' 11" x 6' 1" ( 2.72m x 1.85m ) Shower cubicle, wc and vanity wash hand basin. Bathroom cabinet and heated towel rail.

#### Exterior

### Rear Garden

Enclosed and paved patio area.

#### **Communal Garden**

### **Double Garage**





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# **Barn View Road, Coggeshall**

- Character family home
- Four double bedrooms
- Three floors
- Bathroom and shower room
- Kitchen and lounge

Tenure: Freehold EPC Rating: C

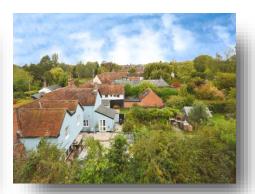
Council Tax Band: C

guide price

£550,000 - £575,000









Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/CGS105458



Property Ref: CGS105458 - 0002 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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