



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" x 11' 10" (4.70m x 3.61m)

Double glazed sash window to front and covered radiator.

Bedroom Three

12' 3" x 11' 10" (3.73m x 3.61m)

Double glazed window to rear and radiator.

Bathroom

8' 7" x 8' 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

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Property Ref:
CGS105458 - 0002

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