



Moorings, Coggeshall Road, Kelvedon CO5 9PE

welcome to

Moorings, Coggeshall Road, Kelvedon

Exceptional Grade II Listed detached home located a short walk to Kelvedon Mainline station. Beautiful field views. Four double bedrooms and two single. Bathroom and ensuite. Three reception rooms, triple cart lodge with games room over. Sitting on a plot of approx 1/2 acre (STS).



Location

The popular village of Kelvedon is situated between Colchester and Chelmsford, off the A12 trunk road and is approximately 4 miles to Witham and 3 Miles to Coggeshall. Kelvedon mainline railway station has frequent services to London Liverpool Street (50 minute journey).

From the 1880's Kelvedon has been famous for its seed industry (Kings Seeds).

The high street boasts a wealth of listed buildings as well as shops, public houses, restaurants and amenities. Prested Hall in nearby Feering village is a country hotel, spa and health club.

Kelvedon also has an excellent primary school (St Marys), with the local secondary school found in the nearby village of Coggeshall, known as Honywood School.

Entrance Hall

4' 7" x 3' 9" (1.40m x 1.14m)

Entrance door to front. Stairs to first floor.

Sitting Room

14' 1" x 13' 6" (4.29m x 4.11m)

Window to front. Exposed beams and fireplace.

Dining Room

14' 7" x 13' 11" (4.45m x 4.24m)

Windows to front and side. Exposed beams.

Inner Hall

Stairs rising to first floor.

Office

15' 1" x 12' 6" (4.60m x 3.81m)

Window to side. Exposed beams.

Kitchen / Breakfast Room

18' 6" x 15' 1" (5.64m x 4.60m)

Window to rear and French doors to side. Modern fitted kitchen with a range of wall and base units with worksurfaces incorporating a butler sink. Island housing dishwasher. Rayburn oven which also is a boiler providing the central heating. Extractor over. Tiled flooring and spotlighting. Underfloor heating.

Cloakroom

5' 4" x 1' 10" (1.63m x 0.56m)

Wash hand basin and WC.

First Floor

Landing

5' 10" x 3' 10" (1.78m x 1.17m)

Window to front and stairs rising to second floor.

Bedroom Three

14' 7" x 13' 8" (4.45m x 4.17m)

Windows to front and side. Fireplace. Exposed beams.

Bedroom Four

14' 4" x 13' 7" (4.37m x 4.14m)

Window to front and fireplace. Exposed beams.

Ensuite

15' 3" x 9' 2" (4.65m x 2.79m)

Juliet balcony to side with multi-coloured spotlights. Modern fitted bathroom with wash hand basin, WC and freestanding bath. Beams and spotlighting.

Bedroom Five

8' 11" x 7' 6" (2.72m x 2.29m)

Window to side.

Bedroom Six

8' 10" x 8' (2.69m x 2.44m)

Window to rear.

Second Landing

Two built in cupboards.

Bathroom

15' 2" x 9' 1" (4.62m x 2.77m)

Window to rear. Double shower cubicle, his and hers vanity wash hand basins with mirrors, WC and freestanding bath. Ladder radiator, extractor fan and spotlighting.

Second Floor

Landing

With doors into :-

Bedroom One

18' 11" x 12' 2" (5.77m x 3.71m)

Window to front.

Bedroom Two

15' 6" x 12' 1" (4.72m x 3.68m)

Window to front.

Exterior

Triple Car Port

26' x 17' 5" (7.92m x 5.31m)

Games Room

25' 2" x 13' 9" (7.67m x 4.19m)

Above car port.

Summerhouse

Agents Note

Separate hot water boiler in the attic for summer months.



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Moorings, Coggeshall Road, Kelvedon

- Grade II Listed
- Six bedrooms
- Bathroom and ensuite
- Three reception rooms
- Triple cartlodge

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: F

£925,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CGS105697 - 0002

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