



Barn View Road, Coggeshall CO6 1RF

welcome to

Barn View Road, Coggeshall

Immaculate converted three storey barn. With stunning views of the village and surrounding countryside. Three bedrooms and bathroom. Kitchen and lounge/dining room. Private garden, communal garden, garage and allocated parking space. Viewing highly recommended.



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 door to front. Stairs rising to first floor. Understairs cupboard.

Kitchen

Window to front. Fitted kitchen with a range of wall and base units with worksurfaces incorporating sink and drainer. Oven and hob. Space for washing machine, fridge & freezer.

Lounge / Dining Room

Window to side.

First Floor

Landing

Stairs rising to second floor and doors to :-

Bedroom One

Window to side.

Bathroom

Window to front. Panel enclosed 'P' shaped bath with shower screen and shower over. Pedestal wash hand basin and wc. Part tiled walls.

Second Floor

Landing

With doors to :-

Bedroom Two

Window to side and built in wardrobes.

Bedroom Three

Window to front.

Exterior

Garage

Allocated Parking Space

Private Garden To Side

Communal Garden



view this property online williamhbrown.co.uk/Property/CGS105618



welcome to

Barn View Road, Coggeshall

- Converted three storey barn
- Three bedrooms
- Bathroom
- Lounge/ dining room
- Garage and allocated parking space

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

£475,000



view this property online williamhbrown.co.uk/Property/CGS105618

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.



Property Ref:
CGS105618 - 0006

 william h brown



01376 561204



Coggeshall@williamhbrown.co.uk



2 Market Hill, Coggeshall, COLCHESTER, Essex,
CO6 1TS



williamhbrown.co.uk