



The Rosary, East Street, Coggeshall CO6 1SH

welcome to

The Rosary, East Street, Coggeshall

Charming period home dating back to Circa 1435 with period features including exposed beams high ceilings and fireplaces. Three bedrooms, bathroom and shower room to first floor. Large lounge/dining room, kitchen, study and cellar. Beautiful south facing rear garden.



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 Porch

Entrance door to front, shelving, hanging space for coats & footwear and door into :-

Lounge / Dining

27' 1" max x 15' 1" (8.26m max x 4.60m)
Sash window to front. Period features including panelled walls, brick floors and wood burning stove set into an original chimney breast. High ceilings, inset alcove with panelling and two radiators.

Dining Area

Wooden floors, wood panelling, radiator, sash window to rear and chimney breast and marble hearth. Step down into :-

Cellar

14' 1" x 15' (4.29m x 4.57m)

Kitchen

14' 1" x 11' 1" (4.29m x 3.38m)
Window to side and door to side. Butler sink with mixer tap over, adjoining oak work surfaces and wrap oak surface. Rangemaster gas oven with extractor oven. Integral dishwasher, space for washing machine and fridge/ freezer. Exposed red brick and beams.

Study

11' 1" x 10' 1" (3.38m x 3.07m)
French doors to rear. Wooden floors, window to side, gas fire and red brick chimney.

First Floor

Landing One

Window to side, oak flooring, line cupboard and exposed beams.

Landing Two

Window to side, exposed beams, radiator, high ceilings and storage/airing cupboard.

Bedroom One

13' 1" x 16' (3.99m x 4.88m)
Sash window to front. High ceiling, wooden floor and radiator.

Bedroom Two

13' x 10' 1" into recess (3.96m x 3.07m into recess)
Window to rear. Original feature fireplace, high ceiling, wood panelled wall, radiator and built in double wardrobe.

Bedroom Three

20' 1" max x 11' 9" (6.12m max x 3.58m)
Double aspect windows to side and rear. Vaulted ceiling, two built in wardrobes and radiator.

Bathroom

Window to side and skylight to side. Low level w/c, vanity wash hand basin, panel enclosed bath with shower over. Vaulted ceiling, oak floor and radiator. Exposed beams and cupboard housing Combi boiler.

Shower Room

Skylight window to side. Vaulted ceiling, oak flooring and exposed beams. Low level w/c, pedestal wash hand basin and shower with tiled splashbacks. Radiator.

Exterior

Rear Garden

South facing walled garden to three sides. Commencing with a block paved patio leading onto a lawned area. Flower bedding, trees and shrubs. Side access to front.



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The Rosary East Street, Coggeshall

- Charming period family home
- Central Coggeshall location
- Three bedrooms
- Lounge / diner and cellar
- Study

Tenure: Freehold EPC Rating: Exempt

offers in excess of

£600,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CGS103875 - 0005

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