



**Church Green, Coggeshall CO6 1UD**



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## **Church Green, Coggeshall**

**\*\* Guide Price £365,000 - £385,000 \*\*** Delightful Grade II Listed terraced home within a short walk to the centre of Coggeshall. Circa 1700's. Property boasts a wealth of period features including exposed beams and brickwork. Three bedrooms, bathroom, dining room and kitchen/diner. NO ONWARD CHAIN.



## 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 Honynwood 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 Door Into :-

### Dining Room

11' 6" x 10' 7" ( 3.51m x 3.23m )

Through and through fireplace, exposed beams, radiator and door into :-

### Lounge

11' 7" x 10' 8" ( 3.53m x 3.25m )

Two window to front. Exposed brickwork and beams. Other side of fireplace with wood burner.

### Kitchen

19' 2" x 10' ( 5.84m x 3.05m )

Triple door to rear. Fitted kitchen consisting of a range of wall and base units with worksurfaces incorporating sink and drainer unit. Exposed beams increasing head height into pitch. Under floor heating.

## Staircase One

Leading to main bedroom and bathroom.

## Bedroom One

10' 9" x 9' ( 3.28m x 2.74m )

Full height ceiling, window to front. Exposed brickwork and beams and built in cupboards

## Bathroom

Three piece suite and part-tiled

## Staircase Two

Leading to Bedrooms Two & Three.

## Bedroom Two

10' 8" x 10' ( 3.25m x 3.05m )

Window to front and built in wardrobes.

## Bedroom Three/ Study

9' x 7' 3" ( 2.74m x 2.21m )

Window to rear and built in bookcase.

## Exterior

### Front

Brick wall to front with paved pathway leading to front door. Lawned area with shrubs.

### Large Rear Garden

Enclosed by panel fencing. Commencing with a patio area leading into a lawned area. Mature shrubs and hedging.



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## Church Green, Coggeshall

- Grade II Listed
- Period features
- Three bedrooms
- Lounge & dining room
- Bathroom

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

guide price

**£365,000 - £385,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CGS105452 - 0004

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