

**Church Green, Coggeshall CO6 1UD** 

# welcome to

# **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 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 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.





## welcome to

# **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







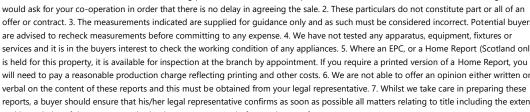
**Coogle** 

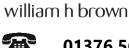
Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGS105452



Property Ref: CGS105452 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers 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) 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 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.





01376 561204



Coggeshall@williamhbrown.co.uk



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



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.