



4 Barn View Road, Coggeshall, Coggeshall Colchester, Essex, CO6

Price Guide £535,000

- No onward chain
- Viewing highly recommended
- Four double bedrooms
- Personal patio area and use of communal gardens
- Double garage and parking

4 Barn View Road, Coggeshall Colchester CO6 1RF

Guide price £535,000 to £550,000 A spacious and characterful family home set within a sought-after community, this beautifully converted historic property offers the charm of a period building without the restrictions of being listed. Spread over three generous floors, it features four double bedrooms, a charming fitted kitchen, large lounge-diner, family bathroom, and a top-floor shower room—perfect for modern family living. A private rear courtyard offers a peaceful escape, complemented by access to a tranquil, gardener-maintained communal garden. With private parking, a double garage, and a garden outbuilding, this unique home blends warmth, space, and practicality in a quiet and friendly setting. Early viewing is advised.



Council Tax Band: C



Entrance Hall

12'0" x 7'4"

Composite front door leading to spacious hallway with stairs to first floor, feature radiator, storage cupboard, doors to :-

Kitchen

12'0" x 11'10"

Double glazed sash window to front aspect, range of base and eye level units with integral washing machine, dishwasher, double oven, hob , extractor and fridge/freezer. Centre island with breakfast bar, feature radiator, wooden flooring, tiled splashback and worktop with butchers block to compliment.

Lounge /Dining Room

24'4" x 12'0"

Double glazed sash window to rear garden, built in storage units to compliment the room, radiator with cover, wall lights , double glazed French doors leading to garden.

Stairs to First Floor/Landing

16'2" x 11'10"

Stairs leading to first floor and spacious landing, storage cupboard, doors to

Bedroom One

15'5" x 11'10"

One of four double bedrooms, double glazed sash window to front aspect, radiator with cover.

Bedroom Three

12'3" x 11'10"

Double glazed window to rear aspect, radiator, feature wallpaper to one wall,

Bathroom

8'7" x 8'7"

Low level WC and wash hand basin inset to vanity unit, panel bath with mixer tap set, bathroom cabinet, shaver point, heated towel rail, half tiled walls to compliment,

Stairs and Landing to Second Floor

16'6" x 12'0"

Stairs to second floor, doors to :-

Bedroom Two

14'3" x 12'0"

Double glazed sash window to front aspect, radiator.

Bedroom Four

12'3" x 12'0"

Double glazed window to rear aspect, radiator.

Bathroom

8'11" x 6'1"

Low level WC and wash hand basin inset to vanity unit, enclosed shower cubicle, bathroom cabinet, heated towel raid, part tiled to compliment.

Rear Garden and Communal Gardens

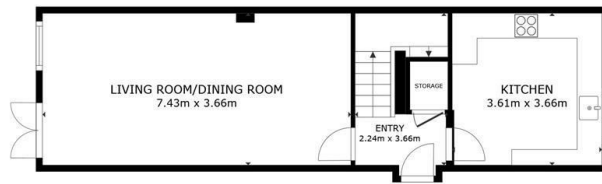
Enclosed rear garden laid to patio, use of the extensive communal gardens which have mature trees and shrubs.

Parking/Garage

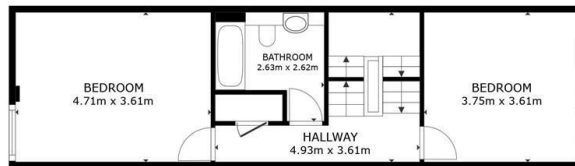
The property benefits from having a double garage.



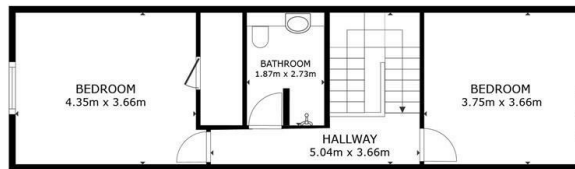




FLOOR 1



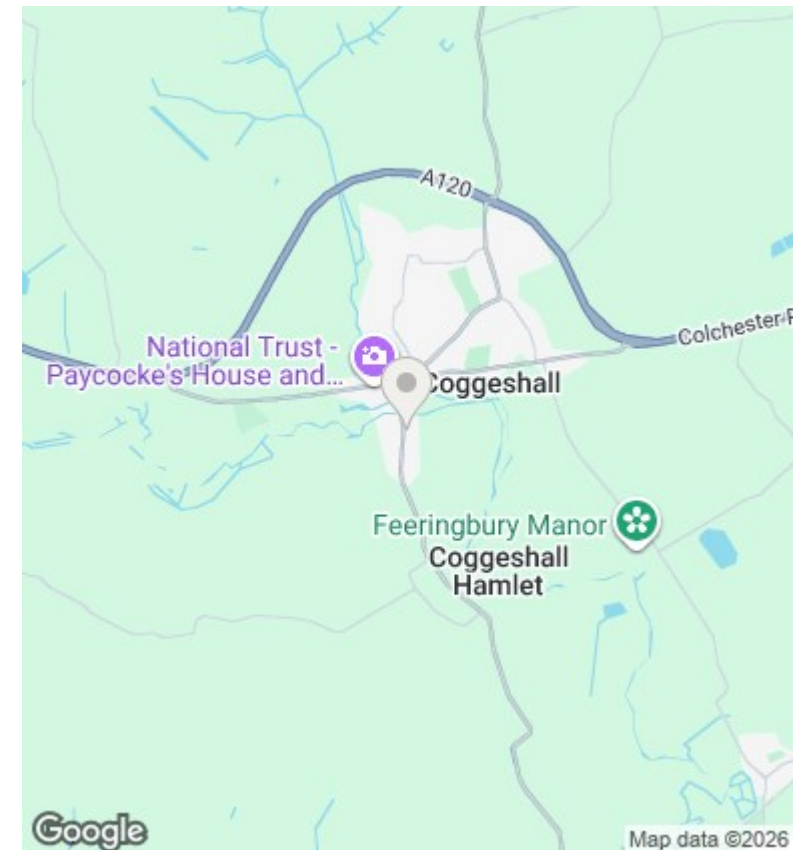
FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
FLOOR 1 49.4 m² FLOOR 2 49.1 m² FLOOR 3 49.7 m²
TOTAL : 148.2 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

PHILIP JAMES ESTATES



Directions

Viewings

Viewings by arrangement only. Call 01376563656 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC