

**East Street, Coggeshall CO6 1SH** 

# welcome to

# **East Street, Coggeshall**

\*\* GUIDE PRICE £500,000 - £550,000 \*\* Charming Grade II \* Listed home 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.

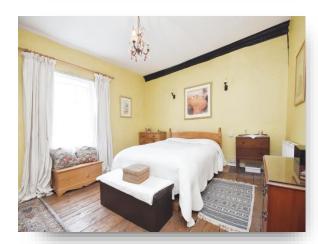












#### Location

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, hanging space and shelves for coats & footwear. Door into :-

# **Sitting Room Area**

27' 1" max x 15' 1" ( 8.26m max x 4.60m )

Period features including stone, tile and brick fireplace, high ceilings, oak panelling and brick floor. Cast iron wood burning stove set into chimney alcove and two cast iron radiators. Panelled inset alcove adjacent to sash window to front.

# **Dining Area**

Wooden floor and panelling, radiator, sash window to rear, Victorian chimney breast with slate hearth and cast iron radiator. Step down into:-

#### Kitchen

14' 1" x 11' 1" ( 4.29m x 3.38m )

Window to side and door to side. Butler sink with mixer tap over and solid oak worktops. Fitted bespoke cupboards and drawers. Dual fuel cooker with extractor fan. Integral dishwasher, space for washing machine and fridge/ freezer. Exposed oak beams and red brick chimney.

### **Rear Reception Room**

11' 1" x 10' 1" ( 3.38m x 3.07m )

French doors and side windows with views of the garden. Wooden floor and exposed oak beams. Red brick chimney with cast iron feature stove and radiator.

#### Cellar

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

Fitted with kitchen cabinets, shelving and space for freezer. Works well as wine cellar, larder, storage and games area.

# First Floor Landing One

13' 6" x 6' 1" ( 4.11m x 1.85m )

Window to side, oak flooring, linen cupboard and oak beams.

# **Landing Two**

Space to use as office or nursery. Window to side, period feature carved oak beams, radiator, high ceiling and storage cupboard with electrical switchboard.

#### **Bedroom One**

13' 1" x 16' ( 3.99m x 4.88m )

Master bedroom with high ceiling and sash window to front. Elm wooden floor and radiator. Fitted wardrobes along one wall.

#### **Bedroom Two**

13'  $\times$  10' 1" into recess ( 3.96m  $\times$  3.07m into recess ) Window to rear. Victorian chimney and original cast iron fireplace. High ceiling, wood panelled wall, radiator and built in double wardrobe.

#### **Bedroom Three**

10' 1" max x 11' 9" ( 3.07m max x 3.58m )

Double aspect windows to side and rear. Vaulted ceiling, brick chimney with cast iron radiator. Two built in wardrobes.

#### **Bathroom**

10' 2" x 7' 7" ( 3.10m x 2.31m )

Window to side and skylight.. Low level w/c, vanity wash hand basin with splashbacks and panel enclosed bath. Vaulted ceiling, oak beams and oak floor. Cupboards and Combi boiler and mega flow.

#### **Shower Room**

7' 6" x 4' 4" ( 2.29m x 1.32m )

Skylight window. Vaulted ceiling, oak beams and oak floor. Low level w/c, pedestal wash hand basin and shower with splashback.

#### **Exterior**

#### **Rear Garden**

South facing garden walled to three sides. brick paved patio leading onto lawned area. Flower beds alongside house and either side of patio and lawn, stocked with trees, shrubs, climbers and range of perennials. Shed discreetly positioned. Side access via passage through to street.

# **Agents Note**

Resident Permit Parking available.

# History

Dating back to 15th early 16th Century and altered in early C19. Timber framed, plastered, roofed with handmade red plain tiles. Exposed moulded tie beam. 16th Century stone fireplace.





# welcome to

# East Street, Coggeshall

- Charming Grade II \* family home
- Resident Permit parking
- Three bedrooms & spacious landing
- Lounge / diner. Cellar with potential to convert
- Versatile 3rd reception room

Tenure: Freehold EPC Rating: Exempt

Council Tax Band: D

guide price

£500,000 - £550,000









Please note the marker reflects the postcode not the actual property

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Property Ref: CGS105320 - 0010

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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 are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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.



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