



Tilkey Road | Coggeshall | CO6 1QN

FINE & COUNTRY

# OVERVIEW

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Built in 1759, this unlisted three bedroom period home is full of charm and historic character. Semi detached and set on a quiet cul de sac spur shared with just one other property, it offers exceptional privacy.

Sitting within a generous 0.2 acre plot, the home is arranged across three floors and beautifully blends original features with comfortable modern living.









# STEP INSIDE

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## STEP INSIDE

The entrance opens into a central lobby, providing access to the ground floor accommodation.

To the left, the living room is an inviting and character filled space, featuring exposed beams, a striking inglenook fireplace, and double doors opening directly into the garden.

To the right of the lobby, the dining room offers a warm and versatile space ideal for everyday use or entertaining.

The kitchen sits just beyond the lobby and offers a practical layout, supported by a separate pantry. An adjoining office provides a useful, quiet workspace. Completing the ground floor is the shower/utility room, offering additional functionality.

The first floor is home to a spacious main bedroom, accompanied by a family bathroom featuring a large airing cupboard for excellent storage.

The second floor provides two further bedrooms, both set within the eaves and ideal as guest rooms or study spaces.



# STEP OUTSIDE

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## STEP OUTSIDE

To the rear, the garden enjoys beautiful views across open countryside, creating a peaceful and scenic outdoor space perfect for relaxing or entertaining.

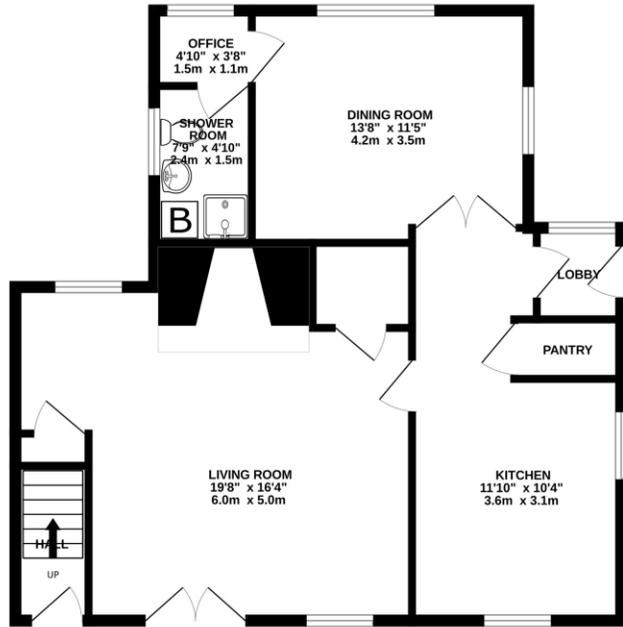
To the front, there is off road parking along with access to the garage

## LOCATION

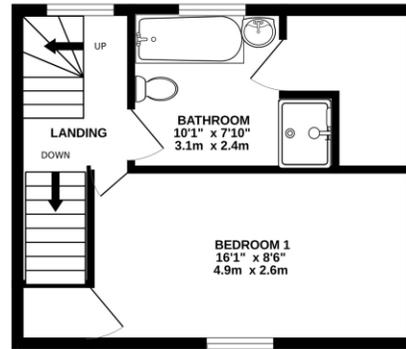
Located in the historic village of Coggeshall, Essex, the property is set in a picturesque setting known for its medieval buildings, independent shops, cafés and traditional pubs. The village offers convenient amenities including a primary school, health centre, local shops.

Transport links are excellent, with a community bus service connecting Coggeshall to Kelvedon Station, where mainline trains run toward London and Colchester. Surrounded by attractive countryside and walking routes, Coggeshall offers a superb blend of rural charm, community and practicality.

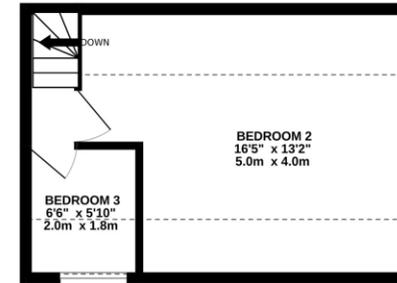
GROUND FLOOR  
715 sq.ft. (66.5 sq.m.) approx.



1ST FLOOR  
321 sq.ft. (29.8 sq.m.) approx.



2ND FLOOR  
250 sq.ft. (23.3 sq.m.) approx.



TOTAL FLOOR AREA : 1286 sq.ft. (119.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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