

oakheart

£350,000

Offers In Excess Of  
Church Green, Coggeshall, Colchester



A STUNNING THREE-BEDROOM PERIOD COTTAGE | BEAUTIFULLY RESTORED |  
HEART OF COGGESHALL | WEALTH OF CHARACTER FEATURES

Offered with NO ONWARD CHAIN is this exceptional three-bedroom cottage, dating back to the 1700s and thoughtfully converted from two original cottages into one beautiful family home. Combining period charm with contemporary living, this unique property occupies an enviable position on the picturesque Church Green in the heart of Coggeshall.

The accommodation is full of character, with exposed beams, sash windows and oak flooring throughout. The inviting living room centres around a striking double-sided fireplace with a wood-burning stove, creating a cosy atmosphere shared with the

adjoining dining room.

Spanning the full width of the property, the impressive kitchen/dining room is undoubtedly the heart of the home. A partly vaulted ceiling with a feature triangular window fills the space with natural light, while three sets of French doors open directly onto the rear garden, creating the perfect setting for entertaining. The kitchen is well-equipped with a comprehensive range of units, integrated appliances and generous worktop space.

Upstairs, two separate staircases retain the character of the original cottages. The accommodation comprises three well-proportioned bedrooms, including a stunning principal bedroom with a vaulted ceiling, alongside a stylish family bathroom.

Outside, the property enjoys an attractive walled front garden and a generous rear south-facing garden with a patio, lawn, established flower beds and an additional storage area beyond the neighbouring property.

Coggeshall is one of Essex's most desirable villages, renowned for its medieval architecture, independent shops, cafés, restaurants and thriving community. Excellent road links via the A120 provide easy access to Colchester, Chelmsford and Stansted Airport, while nearby Kelvedon and Witham stations offer direct services to London Liverpool Street.









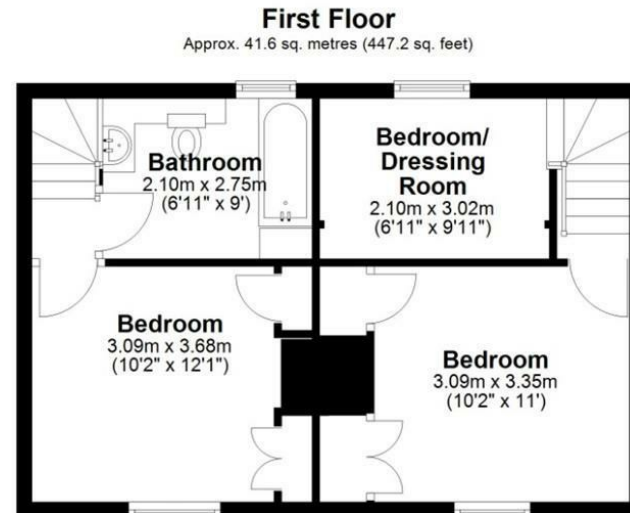
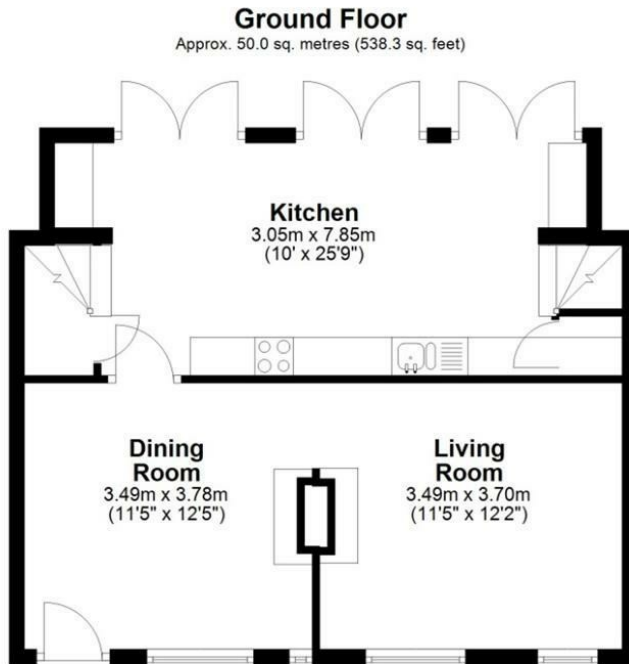
Local Authority:

Tenure:

Freehold

Council Tax Band:

C



Total area: approx. 91.6 sq. metres (985.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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**Church Green, Coggeshall**

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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