



High Street, Kelvedon CO5 9AG



welcome to

High Street, Kelvedon

Grade II * listed end of terrace period home. Located in the popular village of Kelvedon with its excellent commuter links into London Liverpool Street. Two bedrooms and bathroom. Lounge, study, dining room and kitchen. Courtyard garden and large outbuilding.

Location

The popular village of Kelvedon is situated between Colchester and Chelmsford, off the A12 trunk road and is approximately 4 miles to Witham and 3 Miles to Coggeshall. Kelvedon mainline railway station has frequent services to London Liverpool Street (50 minute journey).

From the 1880's Kelvedon has been famous for its seed industry (Kings Seeds).

The high street boasts a wealth of listed buildings as well as shops, public houses, restaurants and amenities. Prested Hall in nearby Feering village is a country hotel, spa and health club.

Kelvedon also has an excellent primary school (St Marys), with the local secondary school found in the nearby village of Coggeshall, known as Honywood School.

Ground Floor

Lounge

18' 8" x 10' 8" (5.69m x 3.25m)

Two windows to street front and entrance door and window to side. Brick feature fireplace. Exposed beams.

Library

6' 4" x 3' 8" (1.93m x 1.12m)

Accessed from Lounge through original Hall/Parlour feature doorway. List description highlights very rare original Hall screen. Exposed carved beams, fitted book shelving /desk.

Kitchen

13' 4" x 6' 2" (4.06m x 1.88m)

Two windows to side and window and door to rear garden. Exposed beams. Fitted kitchen with a range of base and wall units with solid wood worktop and butler sink. Concealed appliances and gas hob. Tiled splashback. Black slate floor. New gas boiler.

Dining Room

17' 1" x 13' 7" narrowing to 10' 5" (5.21m x 4.14m narrowing to 3.17m)

L shaped Dining Room with fireplace, exposed beams and staircase rising to first floor. Windows to side and rear with part glazed door to garden.

First Floor

Priest Hole Off Staircase

5' 7" x 4' (1.70m x 1.22m)

Exposed beams with fitted desk & shelving - in use as meditation space or Study/walk-in wardrobe.

Landing

Exposed beams and original floorboards.

Bedroom One

13' 2" x 11' 2" (4.01m x 3.40m)

Window to street front. Exposed beams and fireplace. Original crown post roof structure above ceiling. Floorboards with rugs.

Bedroom Two

9' 2" x 7' 4" (2.79m x 2.24m)

Window to side. Exposed beams with integral wall shelving. Floorboards with rugs.





Bathroom

13' 3" x 6' (4.04m x 1.83m)

Window to rear. Dado panelling with large cast iron bath. Pedestal wash hand basin and WC. Large fitted cupboard. Timber boarded ceiling. Floorboards.

Exterior

Side passage with high brick wall leading to access gate and rear garden.
Walled Courtyard Garden with lawn and brick patio, mature shrubs and flower borders.

Outbuilding

18' 5" x 6' 9" (5.61m x 2.06m)

Large Outbuilding (part of former Stable) now in use as Utility / Garden Store / Study with ladder access to mezzanine storage deck. Exposed beams. Built in cupboards, shelving & desk.

Agents Note

Newly installed boiler. Secondary glazing to main windows.



view this property online williamhbrown.co.uk/Property/CGS105556



welcome to

High Street, Kelvedon

- Grade 2 * listed character house rich with period features throughout
- End terrace of 3
- Lounge (with large walk-in cupboard in use as Library)
- Dining Room
- Two bedrooms and spacious first floor Bathroom

Tenure: Freehold EPC Rating: Exempt

Council Tax Band: C

offers in excess of

£350,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online williamhbrown.co.uk/Property/CGS105556



Property Ref:
CGS105556 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we 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 offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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) 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.

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.


william h brown



01376 561204



Coggeshall@williamhbrown.co.uk



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



williamhbrown.co.uk