



East Street | Coggeshall | CO6 1SH

 FINE & COUNTRY

# SELLER INSIGHT

“From the moment we first stepped inside Swan House, there was an immediate sense that this was no ordinary home. A quiet warmth, a depth of character, and the unmistakable presence of history all combined to create something truly special. Dating back to the late 14th century and once forming part of the historic Swan Inn, the house sits at the very heart of Coggeshall, where centuries of village life have unfolded around it. It is this sense of continuity and heritage that gives the property its remarkable soul.

Living here has been an experience shaped by both preservation and gentle enhancement. We have taken great care to honour the character of the building while introducing subtle, thoughtful updates that make it beautifully liveable. The kitchen has become the natural heart of the home—warm, sociable and opening seamlessly onto the garden—while bespoke joinery has added quiet elegance to the interiors. The sitting room, with its striking fireplace, remains a deeply comforting space, full of atmosphere and calm.

Outside, the walled garden has been one of the greatest privileges of living here. Secluded and unexpectedly peaceful, it feels like a hidden world in the centre of the village, perfect for slow mornings, summer gatherings, and quiet evenings outdoors. The rare advantage of private parking and a garage in such a historic setting has been invaluable, while the three generous double bedrooms above have offered space, light, and versatility.

Beyond the front door, Coggeshall itself has been every bit as captivating as the house. A village of exceptional beauty and heritage, it is defined by its timber-framed architecture, winding streets, and strong sense of community. Independent shops, cafés, and local life all sit within easy reach, alongside open countryside and walking routes that begin almost immediately outside the door. Swan House has been far more than a home to us—it has been a setting for countless memories—and as we prepare for a new chapter, we do so with the hope that its next custodians will feel the same sense of belonging and quiet joy that we have been fortunate to know.”

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









# STEP INSIDE

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## OVERVIEW

A charming Grade II listed end-of-terrace home in the heart of Coggeshall, offering three double bedrooms, character features throughout, a kitchen/breakfast room, dining room, sitting room with inglenook fireplace, walled rear garden and garage.

## STEP INSIDE

Positioned within the very centre of the historic market town of Coggeshall, this attractive Grade II listed home effortlessly combines period charm with practical living space.

Entering from the side, a welcoming reception hall provides access to the principal ground floor accommodation and immediately showcases the character that runs throughout the property, including exposed beams and traditional studwork.

The kitchen/breakfast room is a generous and sociable space, fitted with a range of storage units and providing room for everyday dining. A pantry cupboard adds further practicality, while a glazed stable door opens onto the rear garden.

The dining room enjoys views to the front aspect and offers an excellent setting for both formal dining and relaxed family meals. Open access leads through to the sitting room, creating a natural flow between the two reception areas. The sitting room is rich in period character, centred around an impressive inglenook fireplace that forms a striking focal point.

Completing the ground floor is a shower room fitted with a shower cubicle, wash basin and toilet.

The first-floor landing is flooded with natural light and features further exposed timbers, reinforcing the property's heritage appeal. From here, access is provided to all three bedrooms and the additional shower room, fitted with shower, wash basin and toilet.

All three bedrooms are comfortable doubles, each enjoying their own individual character and outlook. Bedroom One benefits from a built-in cupboard, while Bedroom Two offers two built-in storage cupboards. Bedroom Three enjoys dual-aspect windows, creating a bright and airy atmosphere.



# STEP OUTSIDE

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## STEP OUTSIDE

To the rear, the property enjoys a delightful walled garden which provides a private and enclosed outdoor setting. Laid predominantly to lawn and complemented by established flower beds, it offers an attractive space to relax, entertain or enjoy gardening throughout the seasons.

A particularly valuable feature for a central village property is the detached garage, providing secure parking, storage or workshop potential. The garage benefits from power and lighting and is accessed via an up-and-over door, with an additional personal door to the side.

## LOCATION

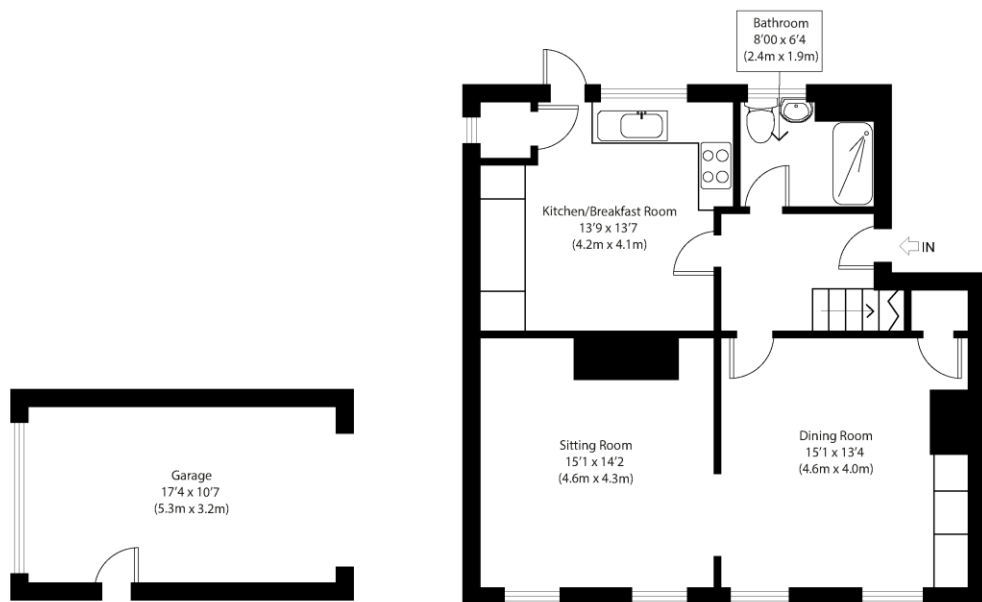
Coggeshall is one of Essex's most desirable and historic market towns, renowned for its abundance of listed buildings, charming streetscapes and strong sense of community. Dating back to Saxon times, the town continues to thrive with a lively programme of local events, markets and community activities.

The centre of the town offers an excellent selection of independent shops, cafés, traditional public houses, restaurants, a post office and everyday amenities. Residents also benefit from a village hall hosting an independent cinema and a variety of social and leisure groups.

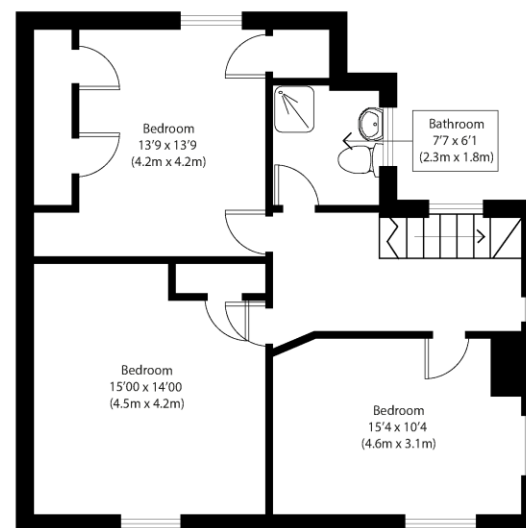
Education is particularly well catered for. Primary schooling is available at St Peter's Church of England Primary School, alongside the well-regarded Soaring High Primary School and Absolute Angels Montessori Nursery. Secondary education is provided by the highly regarded Honywood School.

For families considering independent education, a number of respected private schools are within reasonable reach, including Holmwood House School in Colchester, Oxford House School in Colchester, St Mary's School in Colchester and New Hall School near Chelmsford.

Transport connections are excellent, with Kelvedon mainline railway station approximately three miles away, providing direct services into London Liverpool Street. The local community bus service offers convenient links to the station, while the nearby A12 and A120 connect to Colchester, Chelmsford, Braintree and Stansted Airport.



Ground Floor



First Floor

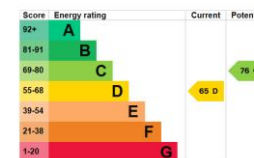
Approximate Gross Internal Area  
Main House 1510 sq ft (140 sq m)  
Garage 185 sq ft (18 sq m)  
Total 1695 sq ft (157 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photosharinggroup.co.uk

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