

# ABBEY VIEW

59 EAST STREET, COGGESHALL, ESSEX



savills

# ABBEY VIEW

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**A handsome Grade II listed period village house with useful outbuildings and a beautiful walled garden**

- Master bedroom with en suite bathroom
- 2 further bedrooms
- 2 attic bedrooms
- Family bathroom
- Shower room
- Sitting room
- Reception/dining hall
- Study
- Kitchen/breakfast room
- Useful range of outbuildings
- Outside utility room and w.c.
- Off-street parking
- Walled garden

ABOUT 0.3 ACRES

A120 access 0.75 miles, Kelvedon 3 miles (London Liverpool Street 51 minutes), A12 access at Kelvedon, Colchester 10 miles, Chelmsford 17 miles.





## SITUATION

Abbey View is situated in the Conservation Area in East Street in Coggeshall, a picturesque medieval market town with a good range of small shops, pubs and restaurants and with a primary and secondary school. Further shopping, recreational and educational facilities are to be found in Colchester. For the commuter there is a train service from Kelvedon to London Liverpool Street and there are access points onto the A12 at Kelvedon and onto the A120 to the north of the village, which is dual carriageway from Braintree to the M11.

## DESCRIPTION

Listed as being of Architectural or Historical Interest Grade II, Abbey View is believed to date from the 18th century, extended and altered in the 19th century, and is constructed of timber frame and brick with rendered elevations under a tiled roof. The house is listed in conjunction with its adjoining neighbour, No 57. Externally there are rusticated quoins, dentilled cornice and all the windows have 19th century louvred external shutters, the rear gables having 19th century barge boards.

The accommodation is laid out over three floors. A front door opens into a vestibule and reception/dining hall, panelled to dado height with a fireplace and shuttered sash windows in a wide bay. Set off the reception/dining hall is the sitting room, a lovely light room with high ceiling and fireplace and shuttered sash windows in a second bay. Steps lead up to the rear lobby, also part-panelled with a door into the garden, off which is a study and cloakroom. On the opposite side of the lobby is the kitchen/breakfast room with a walk-in shelved pantry/larder, well fitted with a range of wall and floor units incorporating a range, double butler sink, with space and plumbing for a dishwasher. Double doors open out onto the covered terrace.

A staircase leads up to the main landing with book shelves along one wall and a walk-in airing cupboard. The main bedroom has an en suite bathroom with panelled bath, twin hand basins, bidet and w.c. (over a room in the adjoining neighbouring property). There is a second bedroom and family bathroom and off the inner landing is a shower room and a third bedroom. A short staircase leads up to the two attic bedrooms.

# FLOORPLANS

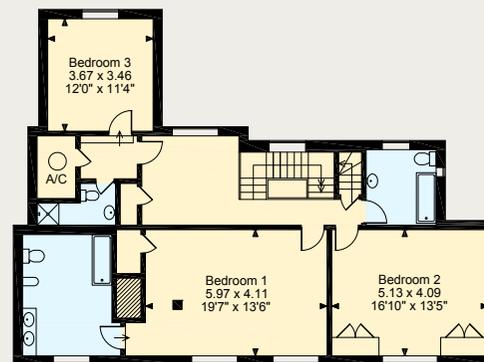
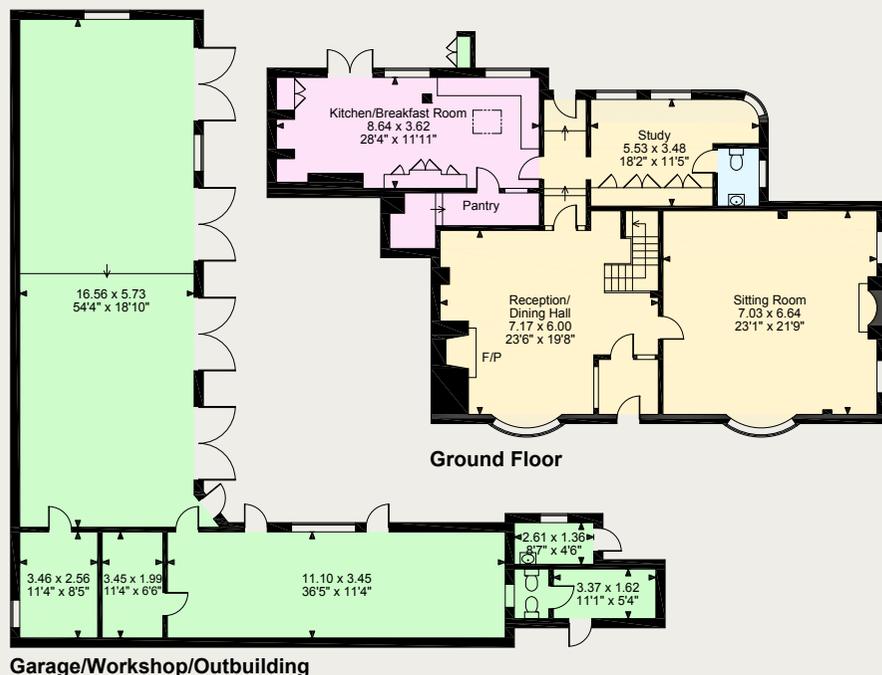
Main House gross internal area = 3,212 sq ft / 298 sq m

Garage/Workshop/Outbuilding gross internal area = 1,764 sq ft / 164 sq m

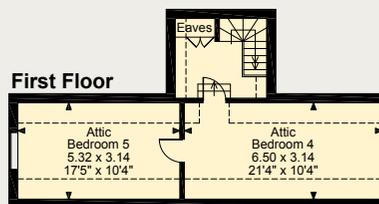
Total gross internal area = 4,976 sq ft / 462 sq m

Quoted Area Excludes 'External C/B'

For identification purpose only. Not to scale.



First Floor



Second Floor

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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## OUTSIDE

Abbey View is approached through an electric gate opening into a courtyard with parking for a number of cars. On two sides are a useful range of brick and slate outbuildings incorporating garaging, workshop, storage, a temperature controlled wine "cellar", utility room and a garden shed with an outside w.c. to the rear and dog kennel. (The outbuildings had planning permission for conversion to a residential annexe in 2012 but it has since lapsed.)

A gate from the courtyard leads to the rear of the house and part-covered terrace. Steps lead up to the delightful walled garden created by the owners over the last 14 years. It is laid to lawn with shrub borders, box hedges and with a large enclosed vegetable/fruit garden. Along part of the brick back wall to the rear is a greenhouse and adjoining machinery store with access to a compost area.

## GENERAL INFORMATION

**SERVICES** Mains water, gas and electricity. Gas heating.

**POSTCODE** CO6 1SJ

**DIRECTIONS** From the centre of Coggeshall proceed east along East Street and Abbey View will be seen on the left-hand side.

### AGENT'S NOTE

- (1) In accordance with Section 21 of The Estate Agents Act (1979) we wish to disclose that the vendor is a relative of a Savills' employee.
- (2) There is a flying freehold. Further details available on request.

**VIEWING** Strictly by prior appointment with the sole agents Savills.

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