



A well presented terraced, period cottage

12 West Street, Coggeshall, Essex

Freehold



- 2 bedrooms • Family bathroom • Lounge/dining room
- Kitchen/breakfast room • Separate WC • Garage
- Courtyard garden

A120 access: 1.5 miles;
Kelvedon 3.2 miles (London
Liverpool Street from 57
minutes); A12 access at
Kelvedon; Colchester: 9.6
miles; Chelmsford: 17 miles.

Situation

The cottage is situated in a conservation area in West Street in Coggeshall, a picturesque and highly regarded market town. There is also a variety of shops, pubs, restaurants, a post office and an independent cinema held in the village hall. There is comprehensive schooling including Honeywood Community Science School and St. Peter's Primary School. For the commuter there is a train service from Kelvedon to London Liverpool Street with the Coggeshall community bus making regular trips in the mornings and evenings to the station. There are also access points onto the A12 at Kelvedon and onto the A120 to the north, which is dual carriageway from Braintree to the M11.

Description

The cottage is listed as being of Architectural or Historical Interest Grade II and is believed to date from the late 16th century with later alterations, constructed of timber frame with rendered elevations under a tiled roof. The accommodation is on two floors. The front door opens

into the lounge/dining room with a bay window to the front and a compact 'study area' under the stairs. Off this is the kitchen/breakfast room incorporating the boiler and with a staircase to the first floor. To the rear is a utility area with space for a washing machine and fridge/freezer, a cloakroom and a door to outside.

The first floor is reached by a short staircase to the landing. The main bedroom has a bay window to the front and there is a second bedroom, a family bathroom with a separate shower cubicle and a feature arched window, and a separate cloakroom/WC with a bidet.

Outside

To the side of the house there is a shared drive leading to the garage to the rear and a side gate leads into the enclosed courtyard garden clad with jasmine, honeysuckle and wisteria.

Services

Mains water, electricity, gas and drainage.

Viewing

Strictly by appointment with Savills.





12 West Street, Coggeshall, Essex, CO6 1NL

Main house 92 sq m/987 sq ft

Garage 12 sq m/131 sq ft

Jeremy Kemp

Savills Chelmsford

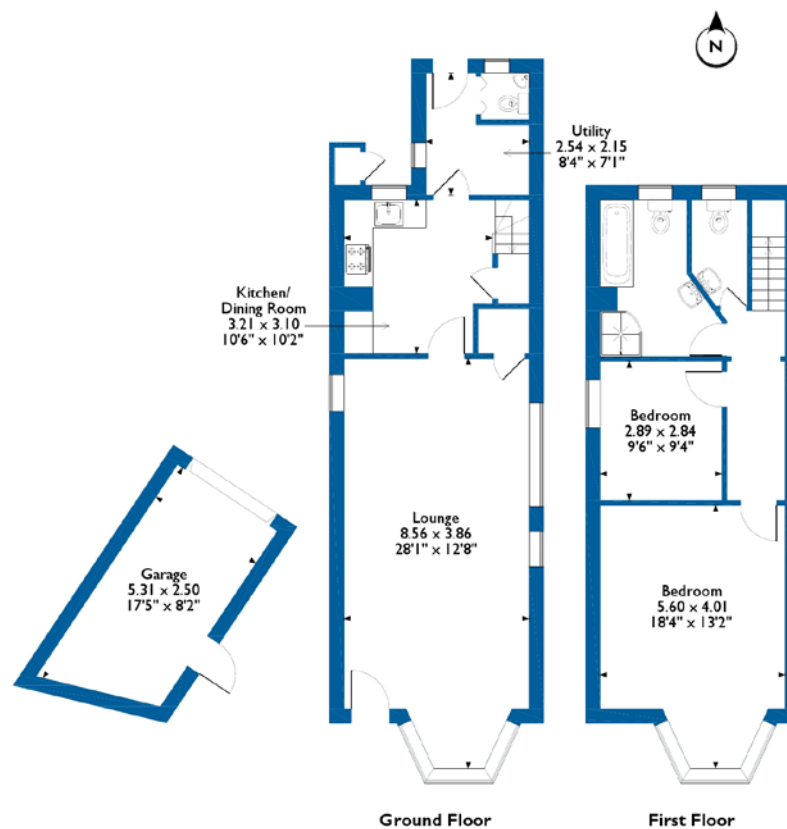
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