



# Listed village cottage with a large garden

9 Market Hill, Coggeshall, Colchester

£445,000 Freehold









Listed period property • Exquisite period features • Walled private garden • Picturesque central town location • No ongoing chain • Close to shops, schools and rail service

**Local Information:** A120 access: dining area overlooking the 0.7 miles; Kelvedon: 3 miles gardens with an adjoining back (London Liverpool Street from 51 minutes); A12 access at hallway housing the boiler and including a ground floor Chelmsford city: 17 miles. All distances approximate.

An opportunity to acquire a house situated in the conservation area within the centre of the historic village of Coggeshall.

Coggeshall is a picturesque medieval market town with a good range of shops, pubs and eateries, and has a primary and secondary school.

Further shopping, educational and recreational facilities can be found at Colchester, Braintree or Chelmsford city.

For the commuter there is a railway station at Kelvedon to London Liverpool Street and there are access points on to the A12 at Kelvedon and to the A120 to the north of the village. The A120 dual carriageway links Coggeshall to the M11.

**About this property:** The cottage, which is now in need of some modernisation, provides versatile, two storey accommodation with a wealth of period features including red-brick fireplaces and exposed timbers.

On the ground floor the living room features an inglenook fireplace with exposed timbers and a wooden floor. Beyond is a bright and spacious kitchen and

On the first floor there are three good sized bedrooms. The principal room has been used for many years as a first floor living room and features an exposed red-brick fireplace, timbers and a window overlooking the village square. Bedroom two, again overlooking the village square, has a flying freehold over the shop below, and has lovely high ceilings, exposed timbers and floorboards. The third bedroom overlooks the rear garden.

**Outside:** The gardens are predominantly lawned and part-walled extending to 50 ft in depth with established borders and a garden shed.

**Commercial premises:** Adjoining the cottage is a commercial premises currently run as a beauty salon, and which is now available separately.

**Services:** All mains services connected.

**Local Authority:** Braintree District Council. Council tax band: D.

**Viewing:** All viewings will be accompanied and are strictly by prior arrangement through Savills Chelmsford Office.  
Telephone:  
+44 (0) 1245 293 233.

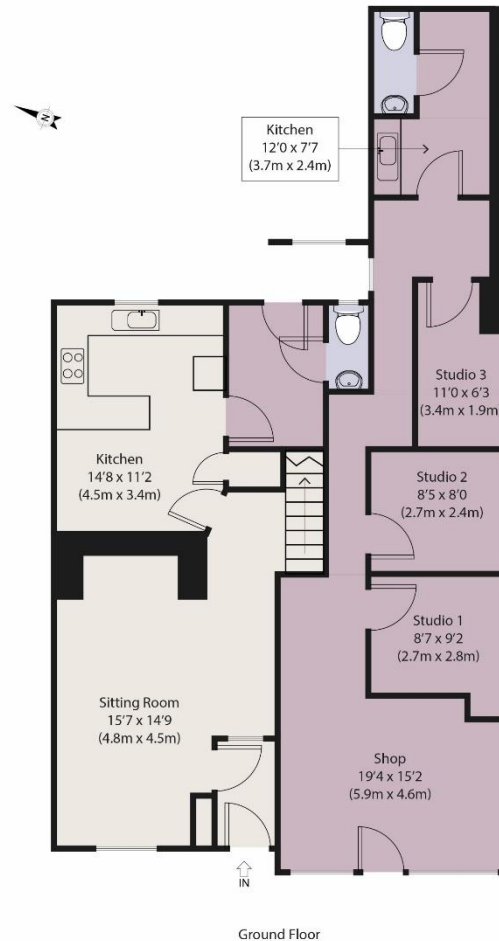












## Approximate Gross Internal Area 2000 sq ft (185 sq m)

(Shop - 630sq ft (58 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.olphoto.co.uk

