



Elegant country house occupying an elevated edge-of-town setting

Highfields, West Street, Coggeshall, Colchester, CO6

Guide £2,200,000 Freehold



Video tour available • Magnificent levels of accommodation extending in excess of 6,000 sq ft • Fine period detail of architectural importance • Annexe potential • Formal garden, tennis court and acreage • Extensive garaging and parking

Local Information

A120 access: 0.5 miles;
Kelvedon: 3 miles (Liverpool Street from 51 minutes);
Colchester: 9 miles; Chelmsford: 17 miles, Stansted Airport: 21 miles. (All distances approximate.)

Highfields commands a prominent and elevated position on the western fringes of Coggeshall, approached over a long, tree-lined drive, in arguably one of the best positions within this attractive mid-Essex town.

Coggeshall is a picturesque medieval market town with a good range of shops, pubs and restaurants. The village is well placed for excellent educational facilities both private and state, including grammar schools in Chelmsford and Colchester, as well as New Hall and Felsted.

The village itself provides both primary and secondary education. Further shopping, recreational and educational facilities can be found at Colchester to the north and Chelmsford to the south. The nearby area provides miles of open countryside offering a broad range of leisure pursuits and a network of footpaths providing delightful countryside and river walks.

For the commuter there is a train station at Kelvedon (approx. 7 minute drive) to London Liverpool

Street. A Crossrail service from Shenfield is expected to open in autumn 2022. There are access points on to the A12 at Kelvedon and on to the A120 to the north of the village, which is a dual carriageway from Braintree to the M11.

About this property

A beautiful presented and restored five bedroom country house occupying a stunning edge-of-village setting, rich in history and character. Originally dating from the 1500s, Highfields was substantially altered and extended during the popular architectural Georgian and Victorian periods and was largely rebuilt and restored in the 1970s. The property extends to over 6,000 sq ft and is a valuable source of architectural and historical importance, being grade II listed.

Decorated throughout in traditional tones, the elegantly proportioned accommodation radiates from a fine panelled dining hall with many of the rooms enjoying a wealth of natural light through the tall sash windows, which are an evident feature throughout the house. The house has two distinct areas with the front providing three grand reception rooms with high ceilings and ornate detailing throughout. The kitchen/breakfast room divides the rear, and the more





traditional part of the house, comprising a family room and boot/laundry room with garage facilities beyond. This part of the building has its own entrance offering an ideal opportunity for multi-generational living and a staircase leading to two bedrooms and a bathroom.

The three principal bedrooms are at the front and all enjoy en suite facilities accessed from the first floor landing which leads down to the dining room. From the dining room stairs ascend to the lower ground floor into a basement games room. The room is currently being used as a hobby/games room but would also lend itself to a fantastic gymnasium. At the far end is a wine cellar and store.

Outside

Highfields is enhanced by its thoughtfully designed mature gardens, which gently slope away from the main house providing wonderful views and a real sense of peace and tranquility. A broad flagged stone terrace extends from the principal reception rooms, which are surrounded by neatly cut flower beds and an expanse of lawn set within the original red-brick heritage wall. From the front the lawns continue to an all-weather tennis court and a variety of mature specimen trees providing a degree of natural seclusion. To the very southern boundary is an area of parkland and to the north-east of the property is a part-walled vegetable/kitchen garden including fruit trees. A footpath runs through this area of the garden leading to miles of

countryside walks. All in around 3.6 acres.

Services

Mains water, electric, gas heating and drainage. Full Fibre 300 Mbps Broadband.

Tenure

Freehold

Local Authority

Braintree District Council,
Braintree

Directions

From the centre of the village proceed east along West Street. The drive leading to Highfields can be seen on the right-hand side shortly before the nurseries which are located on the opposite side of the road.

Viewing

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











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