

17 MARKET HILL, COGGESHALL, ESSEX CO6 1TS TEL: 01376 563656 FAX: 01376 563345

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COLCHESTER ROAD COGGESHALL



PART EXCHANGE CONSIDERED - A large detached three/four bedroom family house situated on 1/4 of an acre plot (STS) NO CHAIN - STAMP DUTY INCENTIVE AVAILABLE. Vendor has obtained planning permission for a further reception room, utility and two bedrooms.

Price £395,000 Freehold

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REGISTERED OFFICE: P. HOWORTH CONSULTANTS LIMITED, 1386 LONDON ROAD, LEIGH ON SEA, ESSEX SS9 2UJ

REGISTERED IN ENGLAND. COMPANY NO. 497 0795. VAT REG. NO. 832 566 814

Access

Entrance to the property is gained via a solid wooden door with coloured glass insets leading into:

Hallway

Window to side, radiator, solid oak flooring, coved ceiling, dado rail, wall lights, storage cupboard, door to:

Ground Floor Cloakroom

Window to front, radiator, natural slate flooring, low level wc, Heritage wash hand basin inset into solid marble work surface and wooden vanity unit with cherry wood doors, meter cupboard.

Study/Bedroom Four

12`0 (3.66m) x 6`5 (1.96m)

Window to side overlooking the rear garden and patio areas, ceiling fan light, telephone and ISDN/Broadband oints, recently fitted carpet.

Sitting Room

16`10 (5.13m) x 12`0 (3.66m)

Windows to front & side, radiator, coved ceiling, television point, recently fitted carpet, Bevel glazed doors leading into:

Dining Room

11`0 (3.35m) x 10`0 (3.05m)

Bay window to front, radiator, telephone point, recently fitted carpet, coved ceiling.

Kitchen

12`0 (3.66m) x 12`0 (3.66m)

Window to side, radiator, newly refitted kitchen comprising a range of matching base and eye level units with work surfaces over, inset Carron Phoenix sink & drainer with mixer tap over, tiled splash backs, Cannon dual-fuel six ring range style cooker, double width extractor cooker hood over, integrated Bosh washing machine, integrated Hotpoint dishwasher, central heating boiler (not tested), Karndean tiled floor, archway leading to:

Breakfast/Family Room

15`10 (4.83m) x 7`5 (2.26m)

A range of matching base & eye level units which match those of the kitchen, radiator, coved ceiling, dado wood panelling, patio doors leading to rear decked area & garden.

First Floor Landing

Coved ceiling, airing cupboard, dado rail, ornate plaster above alcove with moulding & corbels, doors to:

Bedroom One

15`7 (4.75m) x 12`3 (3.73m)

Dormer style window to front with views over open farmland, radiator, built in wardrobe, single shower cubicle with Aqualisa power shower, mosaic style tiled floor area, tiled walls.

Bedroom Two

15`8 (4.78m) Max x 12`5 (3.78m) Max

Dormer window to front with views over open farmland, further window to side, textured ceiling, radiator, single shower cubicle with power shower and tiled step.

Bedroom Three

14` 10 (4.52m) x 9` 7 (2.92m)

Window to rear with views over gardens & paddock, coved ceiling, radiator, telephone point.

Family Bathroom

Victorian style stained glass feature window to rear, coved ceiling, radiator, partly tiled walls, panelled bath with mixer tap and shower attachment over, pedestal wash hand basin, low level wc, Karndean tiled floor.

Outside

To the front of the property this is predominantly laid to shingle providing ample off road parking, the remainder has flower & shrub borders & olive trees. To the side of the property there are wrought iron railings leading to the front door & double wooden gates which lead to the rear of the property.

The rear garden commenced with a wooden raised decking area which overlooks a large flower & shrub border.

The rear garden past the decking commenced with a gated classical garden area which then leads through to a secluded lawned area with additional seating & playhouse, mature grapevines growing over pergolas with flower & shrub borders.

Agents Notes

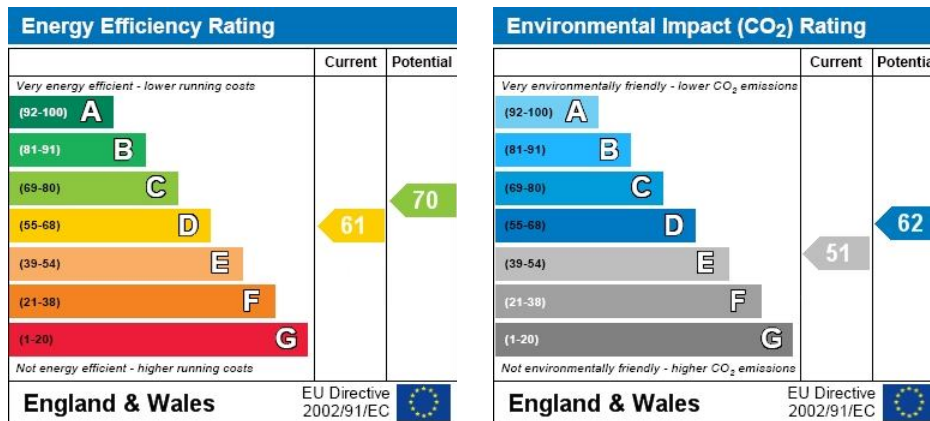
The vendor has informed us that the property has gained planning permission to two additional bedrooms and a separate reception room & utility room. No Onward Chain.

Paddock Area

There is a further gate which leads to the paddock which is approximately in excess of one acre (STS), which has the potential to be used for Equestrian purposes (STP). The paddock has uninterrupted views out across open farmland. This is available by separate negotiation.

Coggeshall Information

The vibrant, thriving medieval market town of Coggeshall is situated 10 miles from Colchester and 3 miles from Kelvedon station with a fast and frequent rail service to London Liverpool Street. Ideal for the commuter, the Coggeshall Community Bus provides weekday and morning services to and from the station. With excellent transport links, Coggeshall is ideally located for the A120 giving excellent access to London Stansted Airport and the M11. Nearby is the A12 which leads to Colchester and East Anglia to the North and to the South Chelmsford, the M25 and onto London. Renowned for its many listed buildings and wide range of independent shops including, high class butchers and delicatessen, florists, ladies fashion stores and men's outfitters, hairdressers, beauty salon and two high street supermarkets, and a selection of pubs and restaurants Coggeshall caters for every taste. An extremely popular weekly market has been running in the village for several years. Educational facilities are provided by the St Peters Primary School and the Honywood School which, once again, are highly regarded. Set in some of the most beautiful countryside the County has to offer and with a strong community spirit, Coggeshall is a very sought after home destination.



Energy Performance Certificate

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

Items shown in photographs are not included; they may be available by separate negotiation.

References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had signed of the title documents. A Buyer is advised to obtain verification from their Solicitor.



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RoomName



RoomName



RoomName

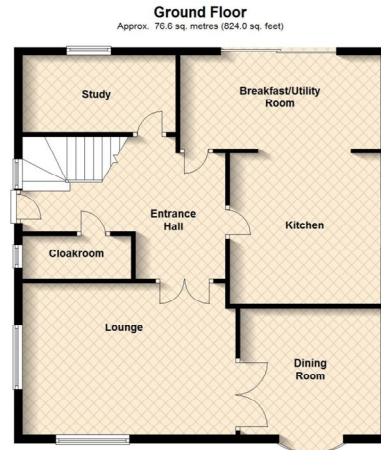


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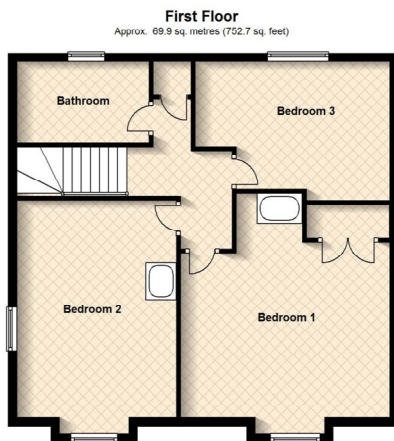
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