

Paul Mason Associates

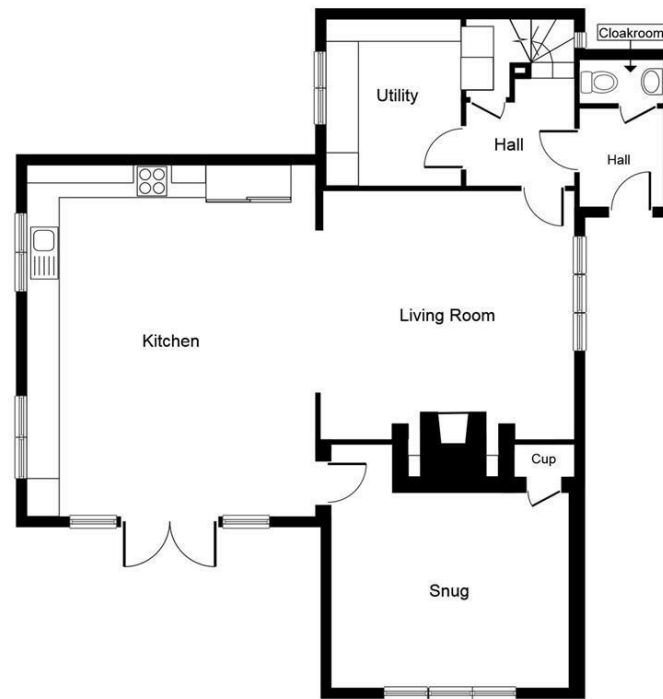
Colne Road, Coggeshall, Essex, CO6 1TH
Offers in excess of £550,000

- Cottage with beams
- Three bedrooms
- Re-fitted family bathroom
- Lounge
- Separate snug/sitting room
- Kitchen and separate utility room
- Ground floor cloakroom
- Outbuildings including studio, log cabin, oak gazebo and garage with hobby room over, log cabin and separate studio
- 0.34 acre plot with ample parking and backing farmland
- EPC - C

A three bedroom cottage which is full of charm and character, offering stunning views to the rear over the surrounding countryside and sitting on its own plot of a third of an acre. The property has been completely modernised by the current sellers in recent years. There are the additions of useful outbuildings including a log cabin, studio, oak gazebo plus the original garage with a useful storage room over. The accommodation comprises three bedrooms, first floor re-fitted Victorian style bathroom, living room, snug, kitchen, utility room and cloakroom. The property is situated in a semi-rural location on the outskirts of the sought after village of Coggeshall within easy access of the A120 providing good road communication to both the A12 and Braintree. To fully appreciated this property, the large plot and wonderful views, an internal viewing is highly recommended.

Energy Efficiency Rating	
Current	Potential
	100
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	74
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Distances

A120 - 0.5 miles

A12 - 3.5 miles

Coggeshall Village - 1.3 miles

Kelvedon Train Station - 3.9 miles

Braintree - 7.1 miles

London Stansted Airport - 21.7 miles

All mileages are approx.

Accommodation

GROUND FLOOR

Entrance Hall

Entrance door and stairs to first floor. Inset ceiling lights and understairs storage cupboard. Wood Flooring.

Living Room

3.84m x 3.64m (12'7" x 11'11")
Window to front. Feature brick fireplace incorporating a wood burning stove. Wood Flooring and exposed beams. Opening to:

Kitchen

5.20m x 4.0m (17'0" x 13'1")
Two windows to rear and glazed french doors to rear garden. Units fitted to base level finished square edge work surface and inset butler style sink with mixer taps. Wood Flooring. Integrated dishwasher and space for American style fridge/freezer. Built-in induction hob and two single ovens.

Snug/Sitting Room

3.52m x 2.82m (11'6" x 9'3")
Window to side. Airing cupboard housing hot water cylinder and immersion.

Utility Room

Window to rear. Units fitted to base level and full height storage unit. Tiled floor and inset ceiling lighting. Space for washing machine and tumble dryer.

Cloakroom

Suite comprising low-level WC and wash hand basin with tiled splash back. Wood Flooring.

FIRST FLOOR

Landing

Cupboard housing LPG central heating boiler. Window to front. Exposed beams.

Bedroom

3.72m x 2.32m (12'2" x 7'7")
Window to side. Storage cupboard. Exposed brickwork and beams.

Bedroom

3.00m x 4.48m nine > 2.62m
Window to rear with countryside views. Inset lighting. Exposed beams. Dressing area.

Bedroom

3.54m plus wardrobes x 2.73m (11'7" plus wardrobes x 8'11")
L-shaped window to rear with countryside views.

Bathroom

Re-fitted Victorian style roll top bath with clawed feet, walk-in tiled shower cubicle, inset wash hand basin with vanity unit below low-level WC. Tiled floor. Window to side. Inset lighting.

EXTERIOR

Gardens

The gardens commence with a large timber decking area with paved area to rear and views over the adjoining farmland. Artificial lawn area. Oak gazebo which is fully covered with raised decking and inset lighting, power connected, space for entertaining and a hot tub. Gravel driveway accessible via five bar gate to the front and block paved parking area. Additional side garden with footpath leading to the log cabin and studio. Lawn areas and various shrubs and trees. Additional double gates providing road access and further parking area.

Garage

5.69m x 3.51m (18'8" x 11'6")
Up and over door to front. Window and door to rear. Lighting and power connected. Stairs to first floor/hobby room.

Hobby Room/Storage

5.6m x 2.1m (18'4" x 6'10")
Window to the rear.

Studio

3.92m x 2.91m (12'10" x 9'6")
With decking area to the front and doors leading to the studio. Power connected. Additional storage room to the rear.

Log Cabin

5.01m x 3.54m (16'5" x 11'7")
Timber decking area to the front. Windows and glazed French doors leading to the log cabin. Power and lighting connected. Concealed seating area to the rear.

Viewings.

Strictly by appointment only through the selling agent Paul Mason Associates on 01245 382555.

Services

Gas - N/A

Electric - Mains

Water - Mains

Drainage - Private

Heating - LPG

Local Authority - Braintree

Important Notices.

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.



Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP

T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP

T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP
T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP

