
Kings Acre
Coggeshall

NO CHAIN - This modern home is tucked away at the end of an attractive cul-de-sac positioned in the centre of the village.
It is a short walk from local amenities including the doctors surgery, village hall and Montessori Nursery.

Features

- Reception Hall
- Ground Floor Cloakroom
- Sitting Room
- Kitchen Dining Room
- Three Bedrooms
- En-Suite and Family Bathroom
- Westerly Facing Garden
- Carport

Description

You enter into a welcoming entrance hall with stairs rising to the first floor, a ground floor cloakroom, and access into the impressive kitchen/dining room.

The kitchen has been thoughtfully improved and now boasts a stylish range of fitted units with integrated appliances including a fridge freezer, hob with extractor over, oven, and dishwasher, along with space for a washer dryer. The current owner has opened the kitchen into the dining area, creating a far more usable and sociable space — ideal for modern family living and entertaining. This room flows beautifully out onto the terrace and also connects seamlessly to the sitting room.

The sitting room is a particularly attractive space, featuring a bay window to the front aspect and a fireplace, providing a lovely focal point.

To the first floor there are three well-proportioned bedrooms. The primary bedroom benefits from twin fitted wardrobes, an en-suite shower room, and an identical bay window to that found in the sitting room, creating a pleasing symmetry to the front elevation. The two further bedrooms are both good sizes and are served by a modern family bathroom. Both the ensuite bathroom and family bathroom have ample storage which is an added benefit.

Externally, to the rear, there is a generous terraced garden enjoying a Westerly aspect — perfect for afternoon and evening sun. The garden opens directly to the carport, which also provides a very useful additional storage area.

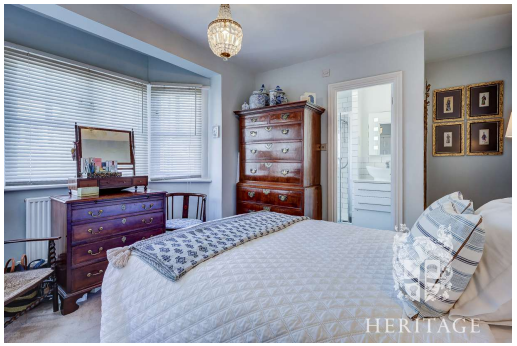
The property is nicely situated within walking distance of the village centre and also to Vicarage Fields a popular dog walking area. There are also numerous countryside walks close by enjoyed by dogwalkers and hikers alike.















Accommodation

Entrance Hall

1.8m x 4.0m

Cloakroom

Sitting Room

4.6m x 3.6m

Kitchen/Breakfast Roo

5.5m x 3.5m

Landing

Principle Bedroom

4.1m x 3.4m

Ensuite

Bedroom

3.6m x .2.6m

Bedroom

3.2m x 3.8m

Bathroom

2.2m x 2.2m

Garden

8.7m x 7.9m

Garage

3.2m x 5.5m

Management Charge

There is an annual estate contribution payable to the management company. The charge for 2026 is £94.55

Location

Nestled in the Essex countryside, Coggeshall is a charming village renowned for its rich history and beautiful medieval architecture. With origins dating back over a thousand years, the village boasts a stunning collection of timber-framed buildings, including the famous Paycocke's House and Grange Barn, reflecting its prosperous past in the wool trade.

Coggeshall is more than just a historical gem; it's a vibrant community that hosts various local events throughout the year, such as the annual music festival, numerous beer festivals and festive Christmas markets. The surrounding countryside offers ample opportunities for outdoor activities, making it perfect for nature lovers.

Despite its tranquil setting, Coggeshall enjoys excellent connectivity. The nearby A120 provides easy access to Colchester, Chelmsford, and Stansted Airport. Witham and Kelvedon railway stations are also just a short drive away, offering direct services to London Liverpool Street. There is also the additional benefit of a community bus service available for the morning and evening rush hour at various pick up points

in the village to Kelvedon station and return.

The village's thriving local scene includes independent shops, cafes, and restaurants, adding to its distinctive character. Whether you're drawn to its history, community spirit, or convenient location, Coggeshall offers an idyllic blend of rural charm and modern amenities—an ideal place to call home.

Additional Info

Tenure: Freehold
Council Tax Band :E

Services: Mains Water, Gas, Electricity

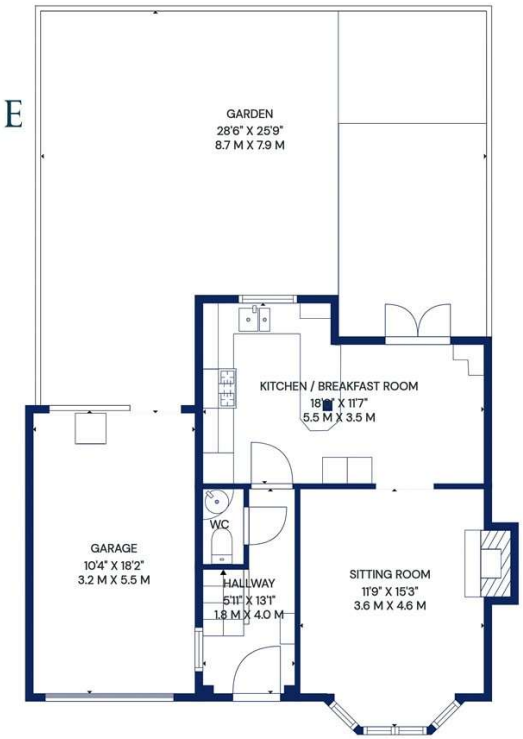
Local Authority: Braintree District Council

EPC Band: C

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Total: 974 sq. Ft, 90 m2
Ground Floor: 441 sq. Ft, 41 M2, First Floor: 533 sq. Ft, 49 m2
Excluded Areas: Garage: 188 sq. Ft, 17 M2

These Plans Are For Illustrative Purposes Only. All Measurements Are Approximate And No Responsibility Is Taken For Errors. They Should Not Be Relied Upon For Valuation Or Construction. Purchasers Should Make Their Own Inquiries And Inspections Before Making Decisions.

Important Notice: These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.





