



East Street

Coggeshall

A beautiful Grade II listed three-bedroom home with 14th-century origins, three reception rooms, exposed beams, a country kitchen occupying a prime position in the heart of historic Coggeshall.

Features

- Grade II listed, with origins dating back to the late 14th century
- Three bedrooms and three reception rooms
- Wealth of exposed beams and historic timber framing
- Attractive country kitchen
- Generous master bedroom with fitted wardrobes
- Family bathroom
- Ground-floor cloakroom
- Delightful enclosed walled garden
- Central Coggeshall location, within walking distance of local amenities

Description

Occupying a prominent position in the centre of Coggeshall, Saddleton is a fascinating Grade II listed home forming part of a historic timber-framed building with origins dating back to the late 14th century.

The property retains a wealth of period features, including exposed beams and wall timbers, impressive fireplaces and a distinctive staircase, whilst providing comfortable and practical accommodation arranged over two floors.

According to Historic England, the original building underwent alterations during the 16th, 17th and 19th centuries, with the present street frontage largely dating from the early 19th century.

Of particular interest is the early 19th-century staircase with turned newels and stick balusters, specifically identified within the official listing.

The accommodation is entered through a reception lobby, opening into a generous sitting room with an attractive fireplace and exposed beam. Beyond this is a dining room, again displaying the property's historic character, with a further fireplace and ample space for a family dining table.

To the rear, an inner hall leads through to a comfortable second sitting room, currently arranged as a playroom, featuring an impressive exposed brick fireplace and substantial timber beams. This versatile room could equally serve as a family room or additional reception space.





The country-style bespoke kitchen is particularly attractive, fitted with blue-grey cabinetry, contrasting work surfaces and a central island. Exposed structural timbers and ceiling beams provide a wonderful sense of character, whilst the kitchen opens into a breakfast area overlooking the rear garden. The kitchen also has under floor heating which is an added convenience for the winter months.

A useful utility room and ground-floor cloakroom complete the accommodation on this level.

The first floor is approached via the characterful staircase and landing, where exposed timber framing and sloping ceilings provide a reminder of the property's considerable age. The master bedroom is an especially generous room, with an attractive fireplace and extensive fitted wardrobes.

There are two further bedrooms, both displaying period features, together with a family bathroom fitted with a bath and overhead shower.

Outside, the property enjoys a delightful enclosed rear garden, laid principally to lawn with established planting, brick boundary walls and a paved terrace providing an attractive space for outside dining and entertaining.

The position is exceptionally convenient, with Coggeshall's independent shops, cafés, restaurants, public houses and everyday amenities all within easy walking distance. This historic market town is also well placed for access to Kelvedon railway station, providing mainline services towards London Liverpool Street. Combining centuries of history with generous living space and a highly desirable central location.

Additional Info

Tenure: Freehold

Local Authority: Braintree District Council

Council Tax Band: D

Services: Mains Water, Gas, Electricity

EPC Band: D





HERITAGE

Accommodation

4.2m x 4.7m

Hallway

2.3m x 6.1m

Reception Room

6.2m x 5.8m

Hallway

3.3m x 1.3m

Sitting Room

4.3m x 5.9m

Play Room/Study

6.3m x 3.7m

Kitchen/Breakfast Room

5.5m x 6.1m

Utility Room

2.0m x 2.2m

Cloakroom

1.7m x 1.4m

Landing

4.6m x 7.3m

Principle Bedroom

5.1m x 6.0m

Bedroom

Bedroom

4.1m x 2.7m

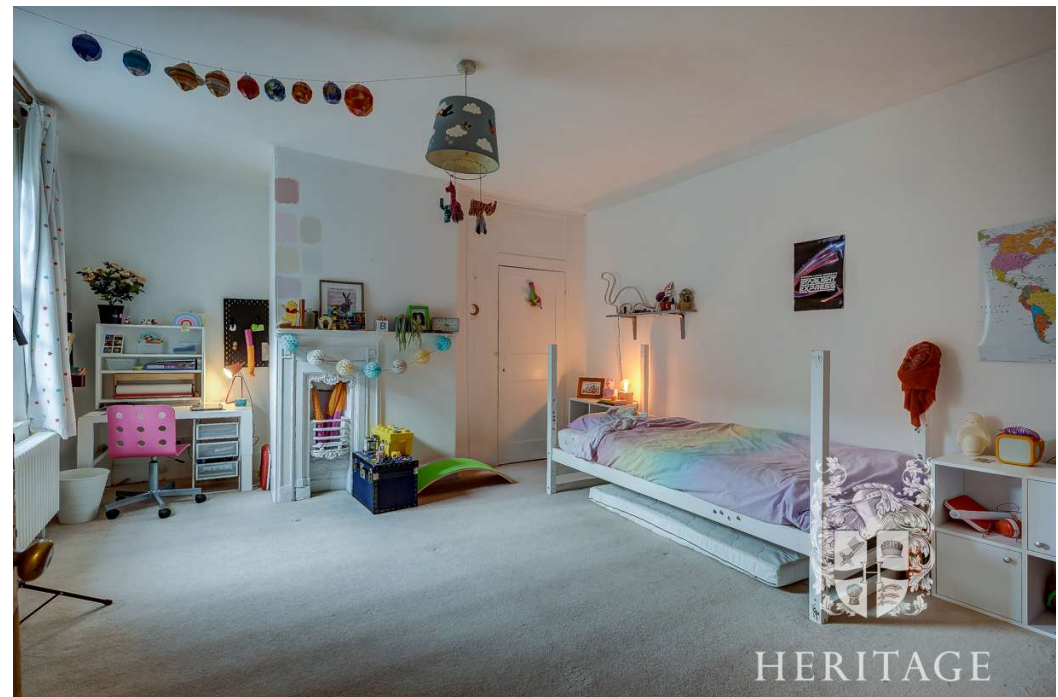
Bathroom

3.2m x 1.7m

Garden



HERITAGE



HERITAGE



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.

Heritage Estate Agents

3b Church Street, Coggeshall, Essex
CO6 1TU
01376 566890
enquiries@essexheritage.co.uk



HERITAGE



HERITAGE



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.