



Wisdoms Green

Coggeshall

HERITAGE

An attractive four-bedroom detached home in a popular location offering well-presented accommodation, conservatory, en-suite, garage and parking for two cars. The established rear garden backs onto allotments, providing excellent privacy.

Features

- Attractive four-bedroom detached family home
- Well-presented accommodation throughout
- Sitting room with feature fireplace
- Separate dining room
- Conservatory overlooking the rear garden
- Kitchen with breakfast bar
- Principal bedroom with en-suite shower room
- Family bathroom and ground-floor cloakroom
- Backs onto allotments, offering excellent privacy
- Integral garage and off-road parking for two vehicles
- Popular residential setting within Coggeshall

Description

An attractive four-bedroom detached family home, offering well-presented accommodation, a private rear garden, garage and off-road parking, situated within a popular residential development in Coggeshall.

Situated within the popular non-estate position this attractive four-bedroom detached house offers well-proportioned and well-maintained accommodation, together with a delightful rear garden, garage and off-road parking for two vehicles.

The property is approached via a block-paved driveway providing parking and access to the integral garage. An entrance hall leads through to a comfortable sitting room, which enjoys a pleasant outlook to the front and features a central fireplace. To the rear, a separate dining room provides ample space for a family dining table, with direct access to the conservatory overlooking the garden.

The kitchen is fitted with a range of light-coloured units complemented by wooden work surfaces, tiled flooring and space for appliances. There is also a useful breakfast bar, an external door providing access to the rear garden and a ground-floor cloakroom accessed from the hallway.





HERITAGE

On the first floor are four bedrooms, including a principal bedroom with fitted wardrobes and an en-suite shower room. The remaining bedrooms are served by a family bathroom, with the fourth bedroom currently arranged as a study, offering flexibility for those working from home.

Outside, the rear garden is a particularly attractive feature of the property, having been thoughtfully landscaped with a central lawn, established borders, mature shrubs and a variety of ornamental trees. A decking area provides space for outdoor dining, while a further seating area is positioned towards the rear of the garden.

A particular advantage is that the garden backs onto neighbouring allotments rather than other residential properties, providing a pleasing degree of privacy and a more open outlook.

To the front, the property benefits from off-road parking for two vehicles in addition to a good-sized integral garage.

Wisdoms Green is a well-established residential development conveniently situated for Coggeshall's historic town centre, which offers a variety of independent shops, cafés, public houses and everyday amenities.

Additional Info

Tenure: Freehold

Local Authority: Braintree District Council

Council Tax Band: E

Services: Mains Water, Gas, Electricity

EPC Band: D





HERITAGE

Accommodation

3.31m x 2.16m

Entrance Hall

Kitchen

4.99m x 3.39m

Dining Room

3.28m x 2.96m

Sitting Room

3.96m x 3.92m

Landing

Bedroom 1

3.13m x 2.96m

Ensuite Shower Room

Bedroom 2

4.01m x 3.05m

Bedroom 3

3.92m x 2.51m

Bedroom 4

3.58m x 2.28m

Bathroom

Garage

5.24m x 3.05m

Conservatory





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



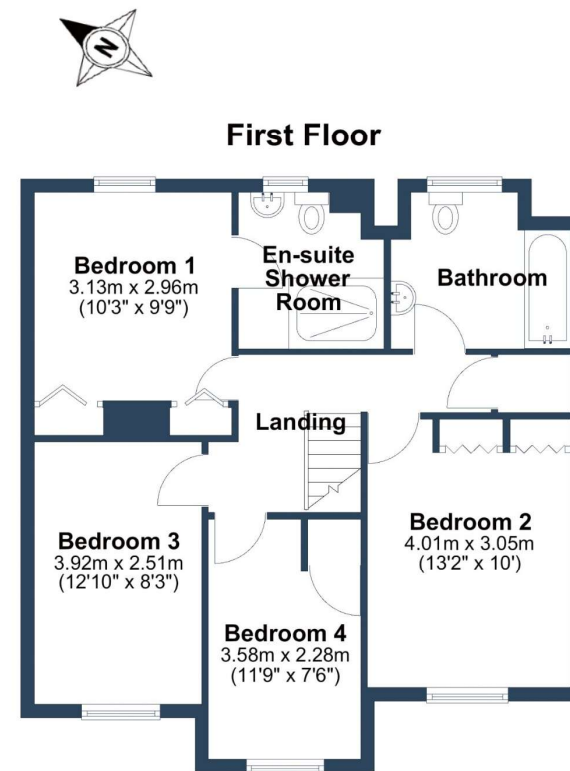
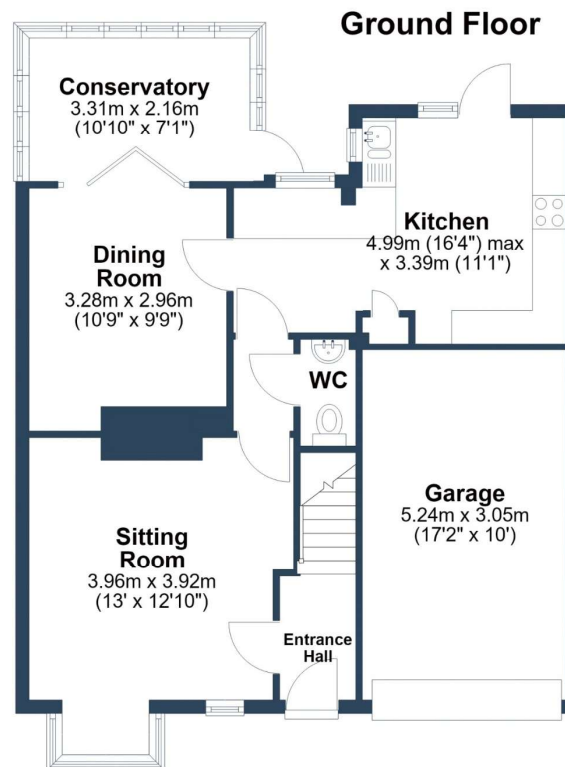
efficient
property
marketing

HERITAGE

APPROX INTERNAL FLOOR AREA
GROUND FLOOR 57 SQ M 610 SQ FT, FIRST FLOOR 62 SQ M 665 SQ FT
GARAGE 16 SQ M 172 SQ FT
TOTAL 135 SQ M 1447 SQ FT

This plan is for layout guidance only and is
NOT TO SCALE

Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
Copyright Heritage



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.