



2 PRENTICE PLACE

Coggeshall, CO6 1FH

Guide price £850,000 to £865,000

DAVID
BURR



2 Prentice Place, Coggeshall, CO6 1FH

2 Prentice Place is a wonderful family home, located within a select development of 10 modern dwellings constructed by Higgins Homes approximately 14 years ago. Conceived as an eco home with adaptively living potential, and formerly the show home, the property enjoys an unusually large plot which features a prodigious amount of parking and storage space, in addition to a large double detached garage with half hipped roof and private south facing lawned rear garden. The flexible accommodation includes a very impressive entrance hall and four reception rooms, incorporating the conversion of the original garage to provide an additional living room.

2 Prentice Place is located on the periphery of Coggeshall and is in a fantastic location for access to the A120; serving Braintree and the City of Colchester (with Grammar school), the A12 major trunk road and mainline railway station at Marks Tey. Kelvedon railway station is also equidistant and the property is within the Honeywood school and St. Peters C of E primary school catchment areas.

Entrance door leading to a spacious and very impressive entrance hall with stair flight ascending to first floor level. Storage cupboard and tiled floor area. From the entrance hall there is access to principal ground floor rooms including the cloakroom. The study is a particularly spacious room with bespoke fitted furniture incorporating 'L' shaped work station, and extensive range of drawers and storage cupboards. There is also a large bay window to front. The sitting room is a very light and airy room with French doors and matching glazing over looking the south facing and secluded rear garden. This room also features a contemporary fireplace with inset solid fuel burner. The cloakroom is also a larger scale room with two-piece suite. From the hallway there is access to the dining room which in parallel to the study features a large bay window to the front elevation. Double doors lead to the kitchen/breakfast room and there is a doorway through to the living room (former garage).

The kitchen/breakfast room is a particularly impressive living space with clean lines enhanced by the square edged counter tops and provides a multitude of storage at floor and eye level, integrated appliances including induction hob, canopy extractor over, electric oven and a microwave inset to customised housing and dishwasher. Floor area is tiled, there is a window over looking the rear garden and a doorway through to the utility room.

The utility room again features matching wall and base cupboard, work surface, sink top and space and plumbing for washing machine and space for tumble drier. There is also a door providing access to the rear garden and patio terrace. The living room as previously mentioned has been adapted from the former garage and features a large window to the front and is a very useful additional reception room which could be utilised as a reading room, play room or fifth bedroom if required. Doorway at the rear of the living room to the lobby which features the air source heat pump indoor unit, storage potential and doorway through to the rear garden.

To the first floor from the landing there are doors to the four bedrooms and bathroom. The principal bedroom features access to a loft space, fitted wardrobes with sliding doors and access to an en-suite. The en-suite has a built in shower cubicle, hand wash basin, low level WC and tiling to the floor area. There are three additional bedrooms, two of which are double in size, one with built in wardrobe, and one large single bedroom to the front. The family bathroom features a bath with shower over, hand wash basin and low level WC.

Outside

The front garden is lawned and retained by hedging. There is a pathway to the entrance door and a driveway suitable for the parking of two large family cars. The rear garden is predominantly lawned with a large sun patio terrace. There is a high degree of seclusion and the garden enjoys a very favourable orientation across south to the west. Air source heat pump out door unit. There is a pathway alongside the boundary fencing which leads to the parking area and garage.

The detached timber built garage features a half hip tiled roof, two sets of double timber doors, rear door and with power and light connected. This garage was erected after the house was constructed. As previously mentioned there is a large amount of parking and storage potential and upon which is currently sited a summer house and storage shed.

As mentioned under agents notes there is an agreement for UK Power Networks to access the substation, which is located at the foot of the parking area contained behind a brick retaining structure with timber gates.



The well presented accommodation comprises:

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| Four bedrooms | Living room |
| Ensuite and family bathroom | Double garage |
| Sitting room | Large south facing plot |
| Study | Select cul-de-sac |
| Dining room | Convenient for railway stations |

Agents notes:

We understand that UK Power Networks have a lease agreement for access, as and when required across the parking area to the small substation annexed to the rear of the boundary. We are advised from the seller that in reality this is infrequent, and generally for the cutting back of foliage etc. We also understand that this also extends to the possible maintenance of buried cables. This property is linked to the neighbouring house by the garage conversion.

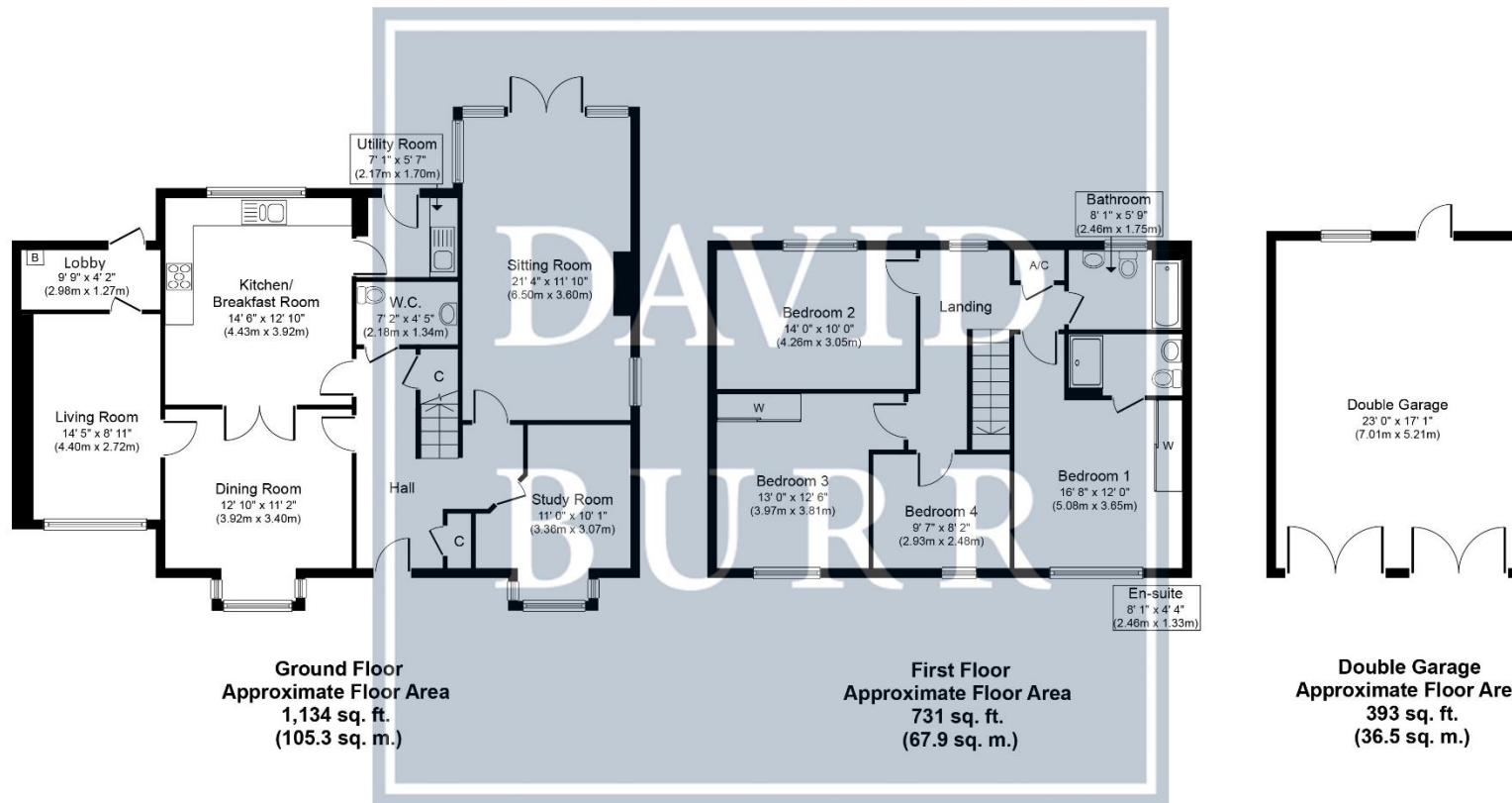
Location

Coggeshall is a small town in Essex, England, between Colchester and Braintree with amenities such as Co-op, Coggeshall Library, swimming pool and various pubs. There is also the National Trust Paycocke's House and Garden, Mark Hall Estate, Chalkney Woods and The Owen Martin Nature Reserve, perfect for family days out.

Access

| | |
|----------------------------|-----------------------|
| Braintree 6.5 miles | Chelmsford 17.1 miles |
| Colchester 9.6 miles | Halstead 7.9 miles |
| Stanstead Airport 22 miles | |





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.

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Additional information

Services: Main water, electricity and drainage.

Air source heat pump. EPC rating: C Council tax band: F

Broadband speed: up to 1000 Mbps (Ofcom).

Mobile coverage: EE, O2, Three & Vodafone – Limited (Ofcom).

None of the services have been tested by the agent.

Local authority: Braintree District Council (01376) 552 525.

Viewing strictly by appointment with David Burr.

DAVIDBURR.CO.UK

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