



Robinsbridge Road | Coggeshall | CO6 1UL

FINE & COUNTRY



# SELLER INSIGHT

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Coggeshall is a very special place to live. Technically a town, but everyone who lives here thinks of it as a village. We have lived in our house for over 31 years, which is not unusual in Coggeshall.

We originally settled in Coggeshall because we were looking for somewhere rural but still accessible to London and the coast. Kelvedon main line train station is around 5 mins away by car. Coggeshall has a community bus that runs from the centre weekdays to the train station & return on peak times in the mornings and evenings.

There is a Montessori Nursery, Primary and Secondary school, two dentists, doctors' surgery, pharmacist, post office, veterinary practice, two grocery stores along with a market on Thursday mornings, all of these are in easy walking distance.

Our house sits on the edge of the village next to fields and footpaths which make it perfect for walking dogs, but we are also only a short walk from the pubs and shops in the centre of the village. We are situated in a private close of just five houses.

It is very quiet and friendly, and all the neighbours here look out for each other. We even have a neighbours WhatsApp group which started up during the Covid lockdown.

After experiencing many happy years here bringing up our 3 children, who have now 'flown the nest', we are looking to downsize and move onto a new adventure in a new home. We hope that the next owners of our house will enjoy living here just as much as we have.

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.















# THE HOME

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Nestled in the sought-after village of Coggeshall is a beautifully presented four-bedroom detached home that perfectly blends timeless charm with modern practicality.

Set on a generous plot with landscaped gardens, a double garage, and spacious interiors, this property offers an ideal retreat for family living, all while being conveniently located near local amenities and excellent transport links.

## STEP INSIDE

The ground floor of is thoughtfully designed to combine comfort with practicality. The spacious hallway leads to the bright and inviting sitting room, perfect for relaxation or entertaining. The heart of the home is the impressive kitchen/dining room, which features modern underfloor heating and flows seamlessly into a family room/snug which provides a cozy space ideal for unwinding and entertaining.

A Worcester boiler, newly installed in December 2023, ensures efficient heating throughout the property. The ground floor also offers a dedicated office, ideal for working from home, and a convenient utility room for additional storage and functionality. With its attention to detail and versatile layout, the ground floor caters perfectly to modern family living.

Heading upstairs, the first floor the property continues to impress with its generous layout, offering four spacious double bedrooms, each thoughtfully designed to provide comfort and versatility.

The principal bedroom benefits from a well-appointed en-suite, while the remaining bedrooms share a stylish and modern family bathroom. Each room is filled with natural light and offers tranquil views of the surrounding gardens, making this floor the perfect sanctuary for rest and relaxation.





# OUTSIDE

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The grounds and gardens are truly exceptional, providing a perfect blend of practicality and tranquility. Situated in a private cul-de-sac, the property boasts an impressive in-and-out driveway, offering ample parking and easy access to the double garage.

The rear garden is beautifully landscaped and features a thoughtfully installed irrigation system, ensuring the lush greenery and vibrant plants are effortlessly maintained. With its spacious layout and private setting, the outdoor space is ideal for entertaining, gardening, or simply enjoying the peace and quiet of this desirable location.

# LOCATION

This beautiful property is located in the charming village of Coggeshall, renowned for its historic character, vibrant community, and excellent local amenities. Positioned in a private cul-de-sac, the property enjoys a tranquil setting while still being within easy reach of the village centre, where you'll find a selection of independent shops, cafes, and restaurants.

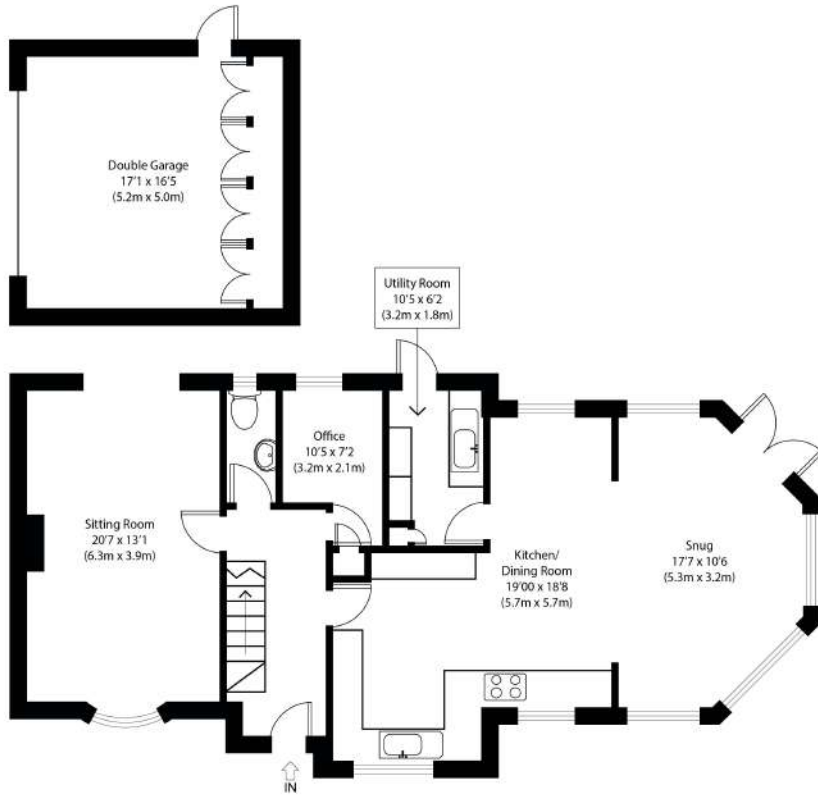
For families, the area offers highly regarded schools, while commuters benefit from convenient access to nearby towns such as Colchester and Braintree, as well as direct links to London via the A120 and nearby train stations.

Surrounded by beautiful countryside, Coggeshall is perfect for those seeking a peaceful, rural lifestyle without sacrificing modern conveniences.

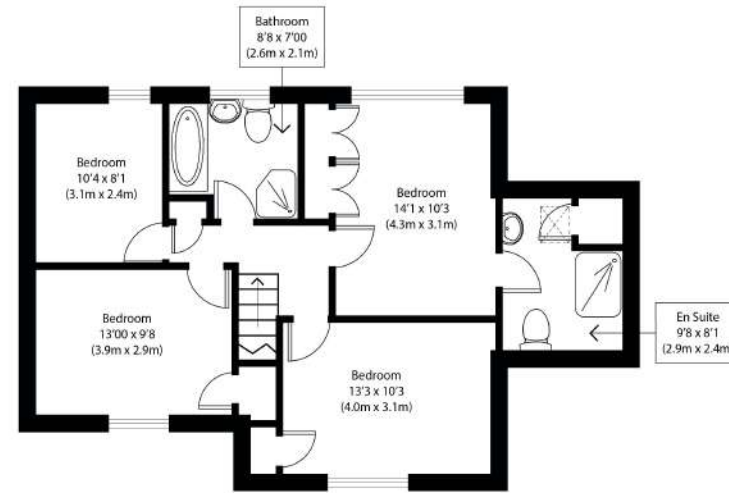


RICHARD SEELEY  
SALES MANAGER

follow Fine & Country Colchester on



Ground Floor



First Floor

Approximate Gross Internal Area  
Main House 1815 sq ft (169 sq m)  
Garage 280 sq ft (26 sq m)  
Total 2095 sq ft (195 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisers should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photoshausgroup.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2020 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 5930387 Registered Office: Country Estates Limited, Carter Court, Midland Road, Hemel Hempstead, Herts HP2 5GE. Printed





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