



## 4 Barn View Road, Coggeshall, Coggeshall, Essex, CO6 1RF

£570,000

- No onward chain
- Viewing highly recommended
- Four double bedrooms
- Personal patio area and use of communal gardens
- Double garage and parking

## 4 Barn View Road, Coggeshall CO6 1RF

A spacious and characterful family home set within a sought-after community, this beautifully converted historic property offers the charm of a period building without the restrictions of being listed. Spread over three generous floors, it features four double bedrooms, a charming fitted kitchen, large lounge-diner, family bathroom, and a top-floor shower room—perfect for modern family living. A private rear courtyard offers a peaceful escape, complemented by access to a tranquil, gardener-maintained communal garden. With private parking, a double garage, and a garden outbuilding, this unique home blends warmth, space, and practicality in a quiet and friendly setting. Early viewing is advised.



Council Tax Band: C



#### Entrance Hall

12'0" x 7'4"

Composite front door leading to spacious hallway with stairs to first floor, feature radiator, storage cupboard, doors to :-

#### Kitchen

12'0" x 11'10"

Double glazed sash window to front aspect, range of base and eye level units with integral washing machine, dishwasher, double oven, hob , extractor and fridge/freezer. Centre island with breakfast bar, feature radiator, wooden flooring, tiled splashback and worktop with butchers block to compliment.

#### Lounge /Dining Room

24'4" x 12'0"

Double glazed sash window to rear garden, built in storage units to compliment the room, radiator with cover, wall lights , double glazed French doors leading to garden.

#### Stairs to First Floor/Landing

16'2" x 11'10"

Stairs leading to first floor and spacious landing, storage cupboard, doors to

#### Bedroom One

15'5" x 11'10"

One of four double bedrooms, double glazed sash window to front aspect, radiator with cover.

#### Bedroom Three

12'3" x 11'10"

Double glazed window to rear aspect, radiator, feature wallpaper to one wall,

#### Bathroom

8'7" x 8'7"

Low level WC and wash hand basin inset to vanity unit, panel bath with mixer tap set, bathroom cabinet, shaver point, heated towel rail, half tiled walls to compliment,

#### Stairs and Landing to Second Floor

16'6" x 12'0"

Stairs to second floor, doors to :-

#### Bedroom Two

14'3" x 12'0"

Double glazed sash window to front aspect, radiator.

#### Bedroom Four

12'3" x 12'0"

Double glazed window to rear aspect, radiator.

#### Bathroom

8'11" x 6'1"

Low level WC and wash hand basin inset to vanity unit, enclosed shower cubicle, bathroom cabinet, heated towel raid, part tiled to compliment.

#### Rear Garden and Communal Gardens

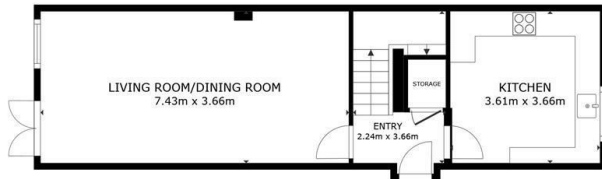
Enclosed rear garden laid to patio, use of the extensive communal gardens which have mature trees and shrubs.

#### Parking/Garage

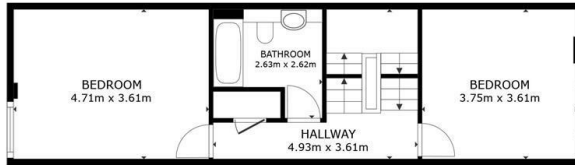
The property benefits from having a double garage.



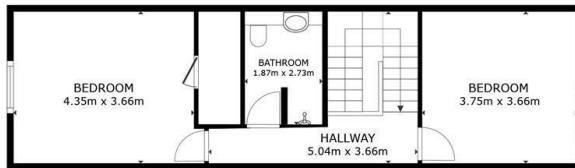




FLOOR 1

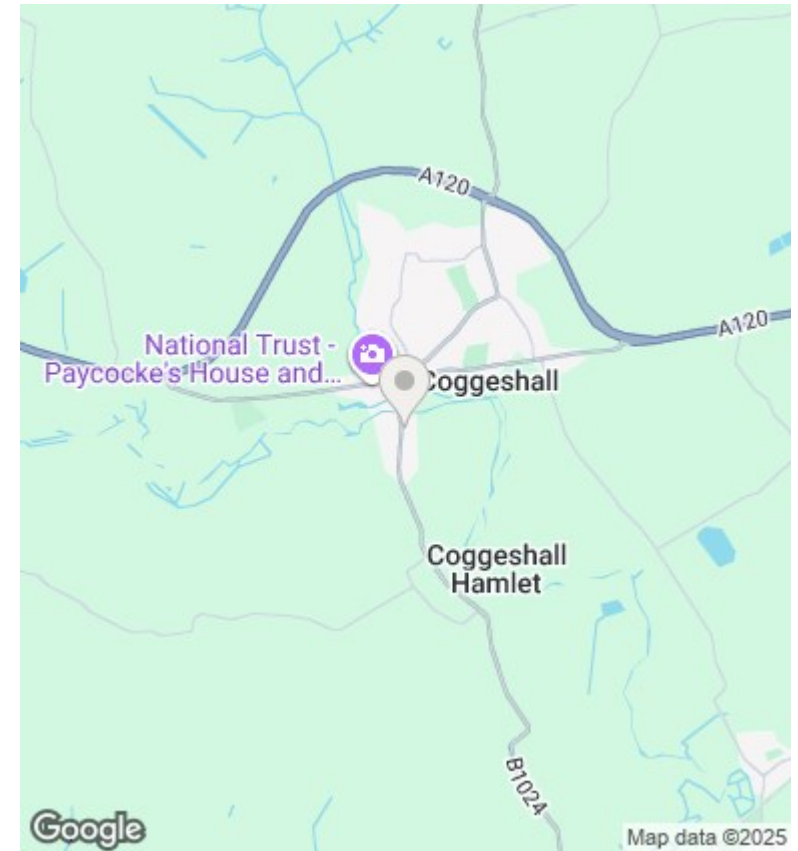


FLOOR 2



FLOOR 3

GROSS INTERNAL AREA  
 FLOOR 1 49.4 m<sup>2</sup> FLOOR 2 49.1 m<sup>2</sup> FLOOR 3 49.7 m<sup>2</sup>  
 TOTAL : 148.2 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Directions

## Viewings

Viewings by arrangement only. Call 01376563656 to make an appointment.

## Council Tax Band

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	