

# Coggeshall Hall, Kelvedon, Essex

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A charming Grade II listed country house in a private setting with an extensive range of outbuildings.

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### Summary of accommodation

#### Main House

Entrance hall | Study/library | Drawing room | Sitting room

Kitchen/breakfast room | Dining room

Utility/ cloakroom | Cellar | WC

Principal bedroom with en suite bathroom and dressing room

Guest bedroom with en suite shower room

Four further bedrooms | Family bathroom

#### Garden and Grounds

Formal and lawned gardens | Paddock

Large traditional barn | Office | Studio

Storeroom | Garaging | Sauna and spa bath

**In all about 11.94 acres**



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## Situation

Coggeshall Hall is situated in an attractive rural setting, about 1.5 miles south of the village of Coggeshall. The stunning surrounding views over the well-maintained and private gardens very much belies the property's links to the A120 (about 2 miles away and which makes Colchester easily accessible) and the A12 to the east, the M11 and Stansted Airport to the west.

The attractive village of Coggeshall is home to a charming marketplace, historical buildings, a wide selection of shops meeting day to day needs, restaurants, public houses, as well as a primary and secondary school, just a short drive away. Felsted preparatory and public schools are within easy reach, as are the grammar schools in Chelmsford and Colchester. Just to the south of Coggeshall Hall lies Kelvedon railway station with its fast rail link to London's Liverpool Street (taking approximately 50 minutes).

## Distances

Kelvedon station 1 mile (London Liverpool Street from 50 minutes), Colchester 10.7 miles, Bishop's Stortford 26 miles (London Liverpool Street from 38 minutes), Stansted Airport 23 miles, Cambridge 40 miles, Central London 56 miles, M11 (Junction 8) 24 miles, M25 38 miles. (Distances and times approximate)



## Coggeshall Hall

Coggeshall Hall is a charming Grade II country house in a private setting. The house sits in approximately 12 acres of well-maintained gardens and paddock. Having been owned by the current owners for more than 30 years, the main house dates back to around 1575, with later additions in the 18th and 19th centuries, including a stunning south facing Georgian façade which is approached by a long private driveway.

As you enter Coggeshall Hall, you are greeted by a spacious entrance hallway which leads to both the drawing room and study/library, making up the ground floor accommodation of the Georgian section of the house. The drawing room enjoys high corniced ceilings and an attractive fireplace. The sash bay window with original shutters look out onto the courtyard and barns to the west. As you carry on through the house, the dual aspect sitting room has a homely feel with large exposed brick inglenook fireplace, with hearth and oak flooring. There are character features throughout, with overhead beams spanning the length of the older section of the house, culminating with the stunning dining room. The kitchen has an excellent range of appliances with fitted Bulthaup cabinets, central island and original bread oven. The utility room, next to the kitchen, provides access to the cellar and patio behind the house.

There are six spacious bedrooms in the house, including a dual aspect principal bedroom with en suite shower room and large dressing room, which enjoys views over the immediate garden, flower beds and across the pretty wildflower meadow beyond. On the first floor, there is another bedroom with en suite shower room and two further bedrooms. The second floor accommodates two further bedrooms.





Approximate Gross Internal Floor Area

House: 472 sq m / 5,081 sq ft

Spa room: 22 sq m / 237 sq ft

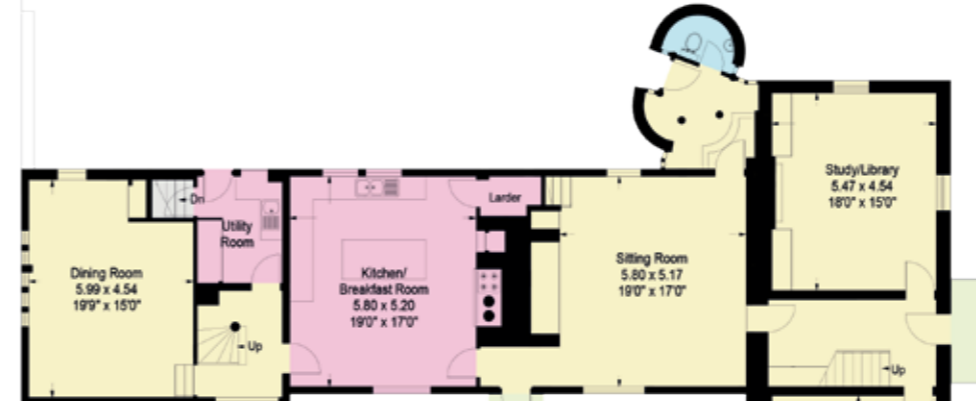
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Spa Room



Second Floor



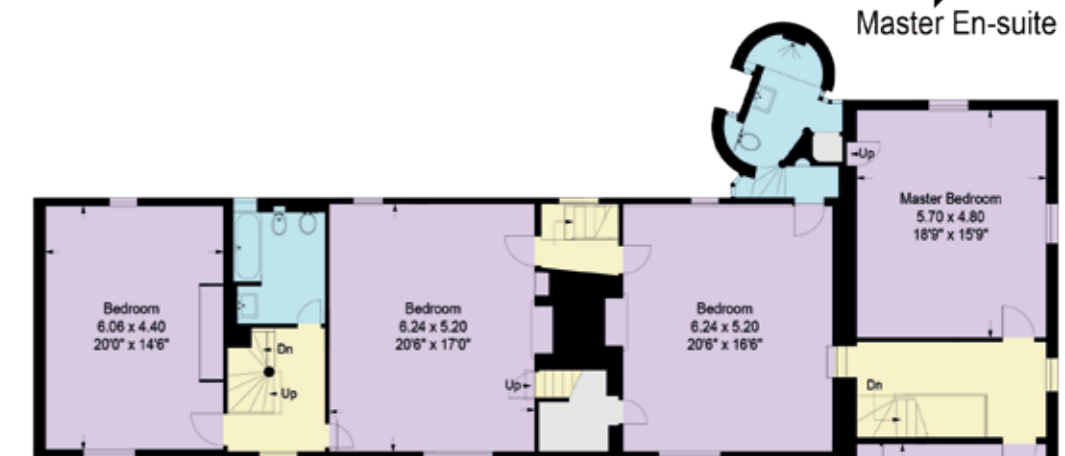
Ground Floor



Cellar

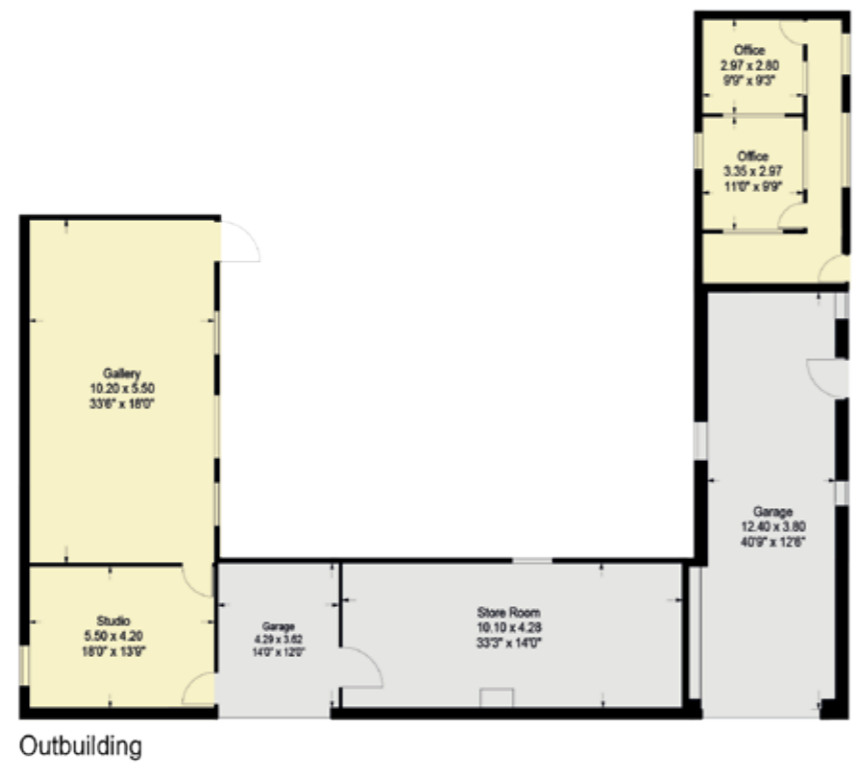
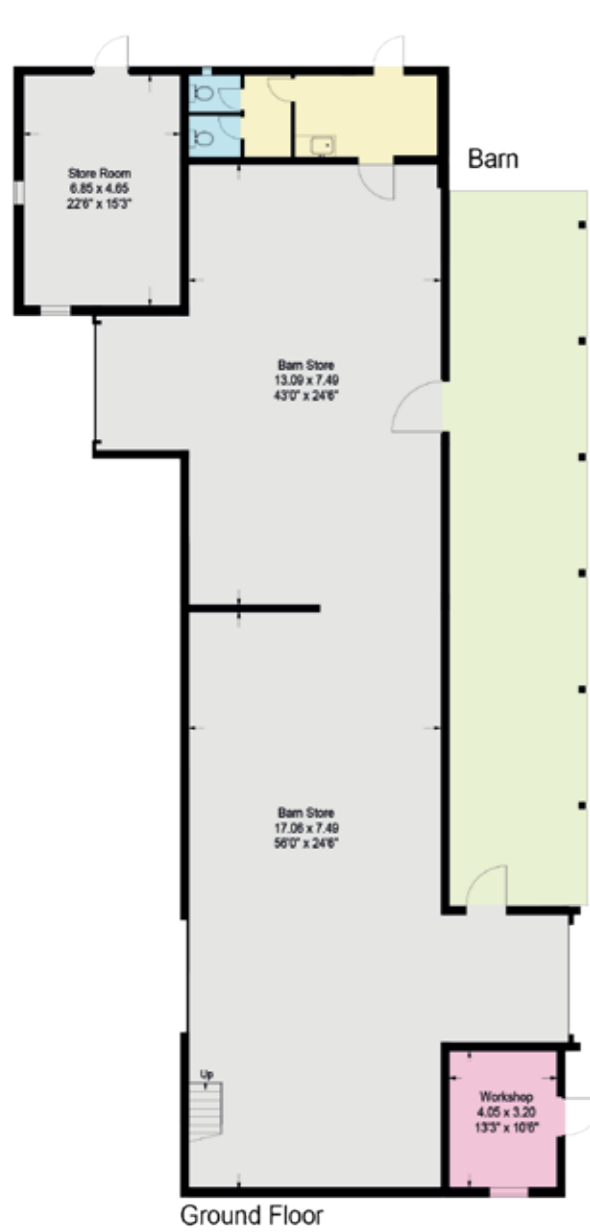


Master En-suite



First Floor





Approximate Gross Internal Floor Area  
 Barn: 355 sq m. / 3,821 sq ft  
 Outbuilding: 223 sq m / 2,400 sq ft



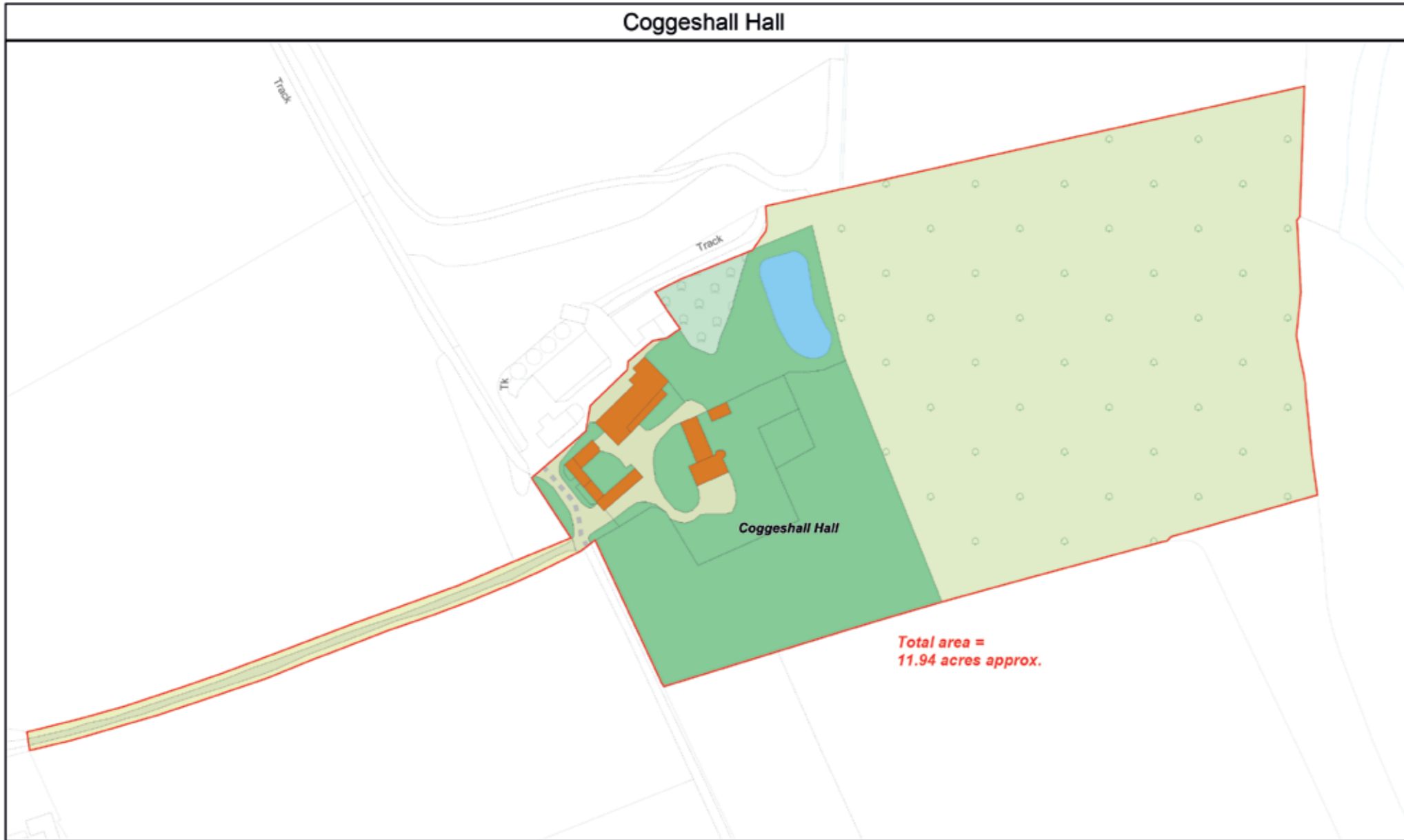
### Garden and Grounds

There is an extensive range of outbuildings adjacent to the house. The most impressive of which is the large party barn, which is approximately 3,821sqft with a spacious gravel courtyard in front with plenty of parking. The secondary barn to the west of the house, includes two garages, two studio rooms (currently used as art studios) and a large insulated storeroom. To the east of the house is a small external spa building, with a spa bath, shower and sauna.

The house and outbuildings are set within approximately 12 acres of mixed grounds with a beautiful formal lawned section offering pretty views, sheltered by many mature trees. A walled terrace, topiary beds and rose garden make up the rest of the 4.6 acres of formal grounds. There is then a cutaway pathway through a further 7.3 acre wildflower meadow, that can be viewed from the house.

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<b>Knight Frank Mapping</b> 2 Lower Woodspen Court, Lambourne Road, Newbury RG20 8BL  (t) 01488 688508 (e) mapping@knightfrank.com		■ ■ ■ ■ ■ Approximate route of public footpath		Date: 24:03:22 Drawn By: CW Scale: 1:2000 @ A4 Plan Ref.:  <b>Title Coggeshall Hall</b>
This Plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form part of any contract. ©Crown copyright and database rights 2022 Licence No. 100021721				



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**Services**  
Mains water, gas and electricity. Private drainage.

**Local authority**  
Kelvedon Parish Council. Tel: 01376 570285  
Essex County Council. Tel: 0345 743 0430

**Easements, wayleaves and rights of way**  
The property is offered as appropriate with rights of way, either public or private, wayleaves and easements and other rights of way, whether specifically referred to or not.

**Directions (Postcode: CO5 9PH)**  
From Chelmsford follow the A12 north and exit at junction 23 entering the village of Kelvedon. Continue through the village and turn left onto the B1024 Coggeshall Road passing the railway station. Follow this road for approximately 1 kilometre, passing the sign for Monks Farm on your left. The road then takes a sharp turn to the right and on bending to the left, the drive end to Coggeshall Hall will be found on the right-hand side. Proceed down the drive to the house, at the end.

**Viewings**  
All viewings must be made strictly by appointment only through the vendor's sole selling agents, Knight Frank LLP.





