



Grange Farm, Grange Hill, Coggeshall, Essex

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Impressive Grade II listed country house with annexe, tucked away in the heart of the village.

A120 1.2 miles, A12 (Junction 24) 2.7 miles, Kelvedon station 2.8 miles, Colchester 10 miles, Chelmsford 17.5 miles, Stansted Airport 21.2 miles

Entrance hall | Drawing room | Dining room
Living room/snug | Morning room | Kitchen/
breakfast room | Butlers pantry | Utility | Boot
room | Study | Principal bedroom with dressing
room | 6 further bedrooms | 2 family bathrooms

Annexe: Sitting room | Kitchen/diner | Principal
bedroom | Bathroom | Fully floorboarded loft

Garden | Outhouse | Pump House

About 1.1 acres

The property

Originally constructed during the 15th century with Georgian additions, Grange Farm is a fine example of a Tudor house brought into 21st century living. It is one of the most eminently admired houses within the village, of considerable historical interest and full of original features including protected medieval wall and oak beam paintings as well as the rare original Tudor oak mullion window. The property sits hidden away within its private gardens yet in the village centre with cafes, restaurants, pubs and shops all on its door step. It is the ideal choice for buyers wanting a substantial period home with privacy, but swapping the 'rural spot and heavy acreage' for 'amenities and accessibility'.

Approached via a magnificent French oak door the entrance hall displays the high ceilings and heavy oak beam structure that typifies this beautiful house. Reception rooms comprise a light, airy morning room with full height bay window, original shutters, Georgian panelled walls and feature fireplace. Opposite, two rooms combine to provide a double aspect grand hall comprising a very spacious dining room and drawing room with original Venetian sash windows. These are separated by magnificent Elizabethan Inglenook fireplaces and of particular note, is a very rare 15th century oak mullion window with drop-down panel. The kitchen/breakfast room has hand built units, walk-in pantry and an Aga housed within an Inglenook fireplace. A tiled floor extends through to the snug and into the boot room providing access to the utility, cloakroom and of special interest the old butlers pantry fitted with a range of original cupboards, shelves and a pamment floor.

The half landing has a listed stained glass window which is complemented by the handmade stained glass door to floor 2. The principal bedroom features Georgian panelling, 2 large shuttered sash windows with window seats overlooking the rear garden, a Georgian fireplace and a dressing room with walk-in cupboards with plans for a shower room. This floor has two further large double bedrooms, a study and a recently refurbished bathroom with large walk in shower and roll top bath. The top floor has 4 double bedrooms one featuring carved antique Indian doors to the walk in cupboard and a 2nd family bathroom. Attached to the house is a two-storey annexe with medieval features and separate access offering substantial rental income if desired. The floorboarded 2 roomed loft offers further significant development potential. Alternatively the annexe can be easily reincorporated into the main house.









Outside

The property is approached via a tree lined shingle drive with wild flower gardens to the sides. The front aspect has a mature walled garden laid mainly to lawn with established borders and a central path lined with Lavender and Yewtrees. The secluded gardens to the rear are lawned with an array of mature trees and bushes, well tended borders, a small formal french garden and a side terrace. A path provides access from the extensive parking. Outbuildings include outhouses to the rear and The Pump House located opposite, all of which offer development potential subject to the necessary consents. Behind the outbuildings is a kitchen garden.

Location

Positioned in a tucked away position off a farm track just behind the village centre, the property benefits from a great deal of seclusion and privacy whilst having all the amenities that this buzzy village has to offer.

The picturesque and highly regarded village of Coggeshall is well known for its amenities, from highly regarded restaurants, cafés, local shops and excellent schools; those include Honeywood Community Science Secondary School, St Peter's Primary School and the Montessori nursery. Moreso, the village has quite the community with activities and social groups for all ages, though most notable is the 'market day' which the village hosts every Thursday and has done since 1256. One of the key features for commuters is the regular minibus that takes people to and from the local Kelvedon mainline station with a fast rail service into London Liverpool Street.

The larger towns of Colchester and Chelmsford offer a wider range of commercial, entertainment and shopping opportunities. The area also boasts an excellent choice of private schools including local grammar schools, Holmwood House, Felsted, New Hall, Ipswich and The Royal Hospital School.





Directions

From Chelmsford follow the A12 north and exit at Junction 23 entering the village of Kelvedon. Continue through the village and turn left on to the B1024 Coggeshall Road. Follow this road, passing Coggeshall Town Cricket Club on your left, continue towards the village, the turning for Grange Farm can be found on your left, opposite Abbey Lane.

General

Local Authority: Braintree District Council (01376 552525);

Essex County Council (0845 7430430)

Services: All mains services connected.

Council Tax: Main House: Band G,

Annexe: Band A

Guide Price: £2,000,000

Grange Farm, Grange Hill Coggeshall, Colchester
Main House internal area 4,769 sq ft (443 sq m)
Annexe internal area 1,951 sq ft (181 sq m)
Outbuilding internal area 733 sq ft (68 sq m)



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Chelmsford

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