



Pointwell Mill, Pointwell Lane, Coggeshall, Essex

For the finer things in property.

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 



# Pointwell Mill

## Pointwell Lane, Coggeshall, Essex, CO6 1RH

An impressive period mill house with annexe, home office, pool and tennis court set within beautiful and secluded waterside gardens.

Coggeshall 0.9 miles, A12 (Jct 23) 3 miles, Kelvedon station 2 miles, Witham mainline station 6 miles (45 mins to London), Colchester 11 miles, Stansted Airport 23 miles

Reception hall | Family room | Study  
Conservatory | Dining room | Kitchen/breakfast room | Utility | Cloakroom | 4 Bedrooms, 1 en suite | Shower room | Balcony

1 Bedroom annexe | Pool with pool house  
Home office | Garage | Waterside garden  
Orchard | Tennis court | EPC Rating E

In all 5.7 acres.

### The property

Pointwell Mill is a fine period property offering beautifully presented accommodation with a wealth of character including exposed timber beams, brick-built fireplaces and large sash windows.

Arranged over three floors, the Mill has three spacious reception rooms including a formal dining room, a family room, and a study, whilst there is also a conservatory that opens onto the garden. The kitchen/breakfast room, with breakfast bar and an Aga, expands across the back of the house with access to the dining room, entrance hall and gardens, ideal for entertaining.

Of particular note, the sitting room has a handsome fireplace and two sets of French doors opening onto a balcony overlooking the garden.

There are four bedrooms, including a double aspect principal bedroom and a bedroom with en suite. All rooms enjoy elevated views over the gardens, grounds and beyond; there are also two bathrooms.

In addition, there is a separate annexe providing self-contained living with a sitting room, a kitchen, one bedroom and a bathroom.

### Outside

The gardens and grounds include rolling lawns and meadows, an orchard, peaceful waterside areas and various mature trees, established shrubs and hedgerows. There is an astroturfed tennis court and a swimming pool, as well as patio areas for al fresco dining. The gravel driveway at the front provides plenty of parking for both the main house and the annexe. In addition, there is a pool house, which has a 30ft open-plan sitting room and kitchen, one bedroom and a shower room. There is also summerhouse/office with terrace.

### Agents note

We have included a plan to show the boundaries. The area being sold is everything within the red boundary plan. The blue area on the plan is a full right of way to the rear field for all purposes including pedestrian, vehicular, and all other purposes. The area highlighted pink is to show the right of way to the rear parcel for maintenance of the land and/or buildings.

There is a public footpath that runs down the drive then through the meadowland to the north.









## Location

Situated in a secluded position, the property enjoys tranquillity whilst having all the amenities that the village has to offer.

The picturesque and highly regarded village of Coggeshall is well known for its amenities, from notable restaurants, cafés, local shops and excellent schools; those include Honeywood Community Science Secondary School, St Peter's Primary School and the Montessori nursery. 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 rail service into London Liverpool Street.

Witham and Braintree both provide a further choice of shops, while the larger cities of Colchester and Chelmsford offer a wider range of commercial, entertainment and shopping opportunities.

The A12 providing access towards Colchester, Ipswich, Chelmsford and the M25. Trains are available at Kelvedon and Witham, both of which offer direct services to London Liverpool Street in under an hour.















37.9m

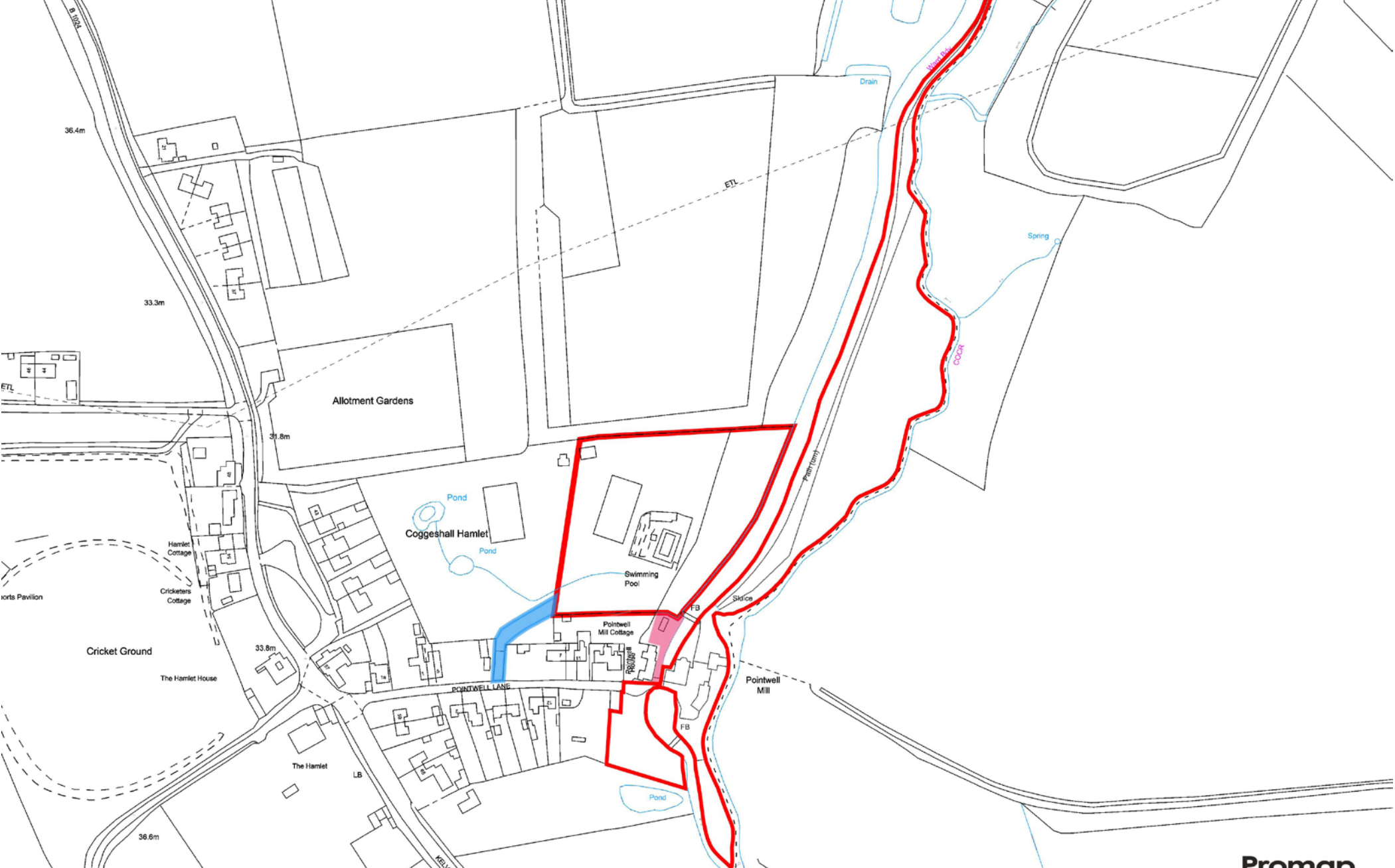
36.4m

33.3m

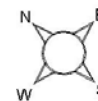
31.8m

33.8m

36.6m



**Pointwell Mill Pointwell Lane, Coggeshall, Essex**  
**Main House internal area 2,942 sq ft (273 sq m)**  
**Pool House internal area 527 sq ft (49 sq m)**  
**Office internal area 608 sq ft (57 sq m)**  
**Annexe area 785 sq ft (73 sq m)**  
**Balcony external area = 220 sq ft (20 sq m)**



### Directions

From Chelmsford, take the A12 towards Colchester and leave at junction 23 before continuing onto the B1024/London Road. Turn left in Kelvedon onto Station Road and after 1.8 miles, turn right onto Pointwell Lane. The property will be at the end of the lane.

### General

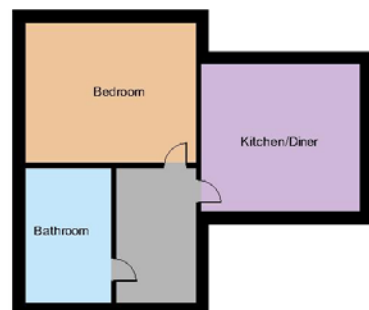
**Local Authority:** Braintree District Council  
**Services:** Mains electricity, gas and water. Mains drainage to main house, septic tank to annexe & pool house.  
**Council Tax:** Pointwell Mill: Band G, Annexe: Band A  
**Tenure:** Freehold  
**Guide Price:** £1,250,000

### Chelmsford

Coval Hall, Rainsford Road, Chelmsford CM1 2QF  
**01245 254600**  
[chelmsford@struttandparker.com](mailto:chelmsford@struttandparker.com)  
[struttandparker.com](http://struttandparker.com)



Over 50 offices across England and Scotland, including Prime Central London



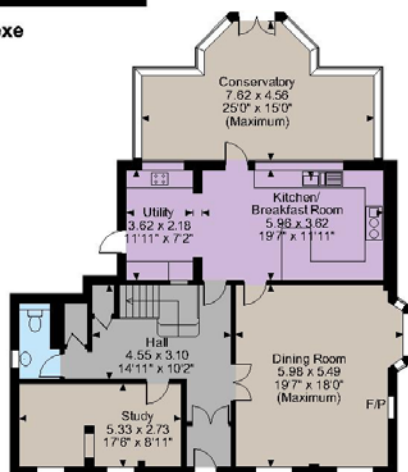
**Annexe**



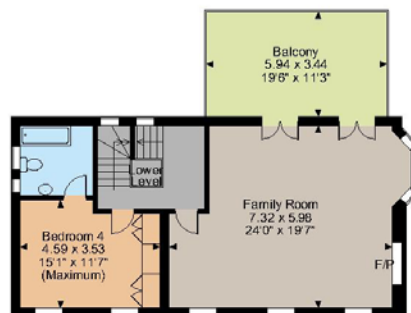
**Pool House**



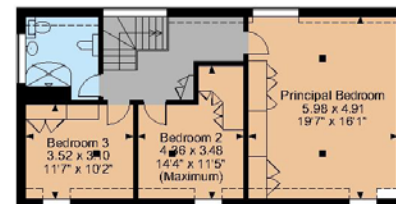
**Office**



**Ground Floor**



**First Floor**



**Second Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

□ □ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8615333/SS

**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken August 2024. Particulars prepared August 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



For the finer things in property.

