



Plot 9 Doubleday Gardens, Coggeshall, CO6 1NJ

Asking price £595,000



Plot 9 Doubleday Gardens, Coggeshall, CO6 1NJ

Asking price £595,000



Plot 9 is a 4 bedroom detached bungalow currently under construction by highly regarded Granville Developments on their select development of just nine, three and four bedroom bungalows. Located on the outskirts of the village of Coggeshall.

Some more information

Granville Developments and Baker Estates are delighted to present this outstanding new collection of just nine immaculately-constructed three and four bedroom bungalows in Coggeshall, an attractive town in the heart of the picturesque Essex countryside. Set amongst tree-lined country lanes, wide-open skies and beautiful scenery, Coggeshall is a charming town that sits in idyllic surroundings whilst offering excellent connections to the towns of Colchester and Braintree, the city of Chelmsford, the rest of Essex and London.

An expertly planned collection on Tey Road, Coggeshall, Doubleday Gardens places residents in a desirable location within one of the most sought-after "chocolate box" towns in this part of Essex – and is within walking distances of all the nearby amenities it has to offer. Combining superior craftsmanship, impressive specifications and traditional materials – alongside attractive finishes and generous living spaces – these bungalows offer an exceptional balance of quality, practicality and charm – and will suit a wide range of different purchasers.

The setting

Doubleday Gardens is an exclusive collection of bungalows lining a secluded, gently-curving driveway. The development has been carefully designed from the outset, and each of the bungalows enjoys an enviable outlook over a beautifully-landscaped green meadow area. They are modern homes offering a sense of space, comfort and quality – and each has a charming blend of traditional materials and contemporary styling – complemented by dedicated carports and west-facing gardens that are sure to soak up plenty of afternoon sunshine.

The location

Historic Coggeshall is a typically picturesque small town

bursting with heritage and featuring a rich collection of beautifully-maintained Tudor and Edwardian buildings at its heart. Residents of Doubleday Gardens will find everything they require daily a mere walk away, passing a tapestry of stunning architecture before arriving at the butcher, convenience store, pharmacy, doctors surgery, dentist and numerous boutiques – with an East of England Co-op supermarket also nearby for those larger grocery trips.

Doubleday Gardens provides an excellent base to enjoy everything that the Coggeshall and beautiful surrounding countryside has to offer. Residents will find themselves perfectly set up to enjoy a comfortable home life within an exclusive setting, with everything they need within easy reach. A balanced lifestyle has become more important than ever, and this collection offers convenient access to town centre amenities, peaceful rural walks, picturesque market towns, cosmopolitan culture and entertainment – alongside a range of community clubs, amenities and renowned eateries – all within a short walk from home, for ease we have detailed the key village amenities and their distance from Doubleday Gardens.

The Parish Church 0.3miles
Woolpack Inn Public House 0.3miles
Conservative Club 0.6miles
Pharmacy 0.7miles
Clockhouse Cafe 0.7miles
Rainfields Brasserie 0.7miles
Co-Op Food Store 0.8miles
The White Hart Public House 0.8miles
GP Surgery 0.8miles

Your home, your choice!

Granville Developments offer their purchasers the opportunity to personalise their new home including a choice of kitchen units from their standard range, tiling to the first floor bathroom and en-suite, all subject to build stage. Granville Developments offer this to all 'from plan' purchasers giving you the opportunity to create the perfect family home, finished to be as unique as you are. (All personal choices are subject to build stage and are subject to change). Please check with Baker Estates at the point of enquiry what choices are available.

Tel: 01376574599

Sitting Room

16'10" x 14'7" (5.140 x 4.450)

Kitchen/Dining Room

15'0" x 13'8" (4.575 x 4.180)

Utility Room

6'4" x 6'2" (1.940 x 1.880)

Master Bedroom

12'10" x 12'5" (3.930 x 3.810)

En-suite

12'10" x 3'11" (3.930 x 1.210)

Bedroom Two

13'1" x 10'1" (3.995 x 3.090)

Bedroom Three

13'0" x 10'1" (3.970 x 3.090)

Bedroom Four/Study

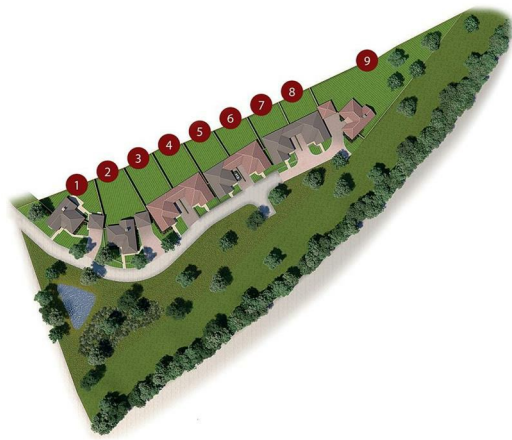
13'1" x 6'0" (3.995 x 1.830)

Bathroom

7'3" x 6'2" (2.210 x 1.880)

Agents note

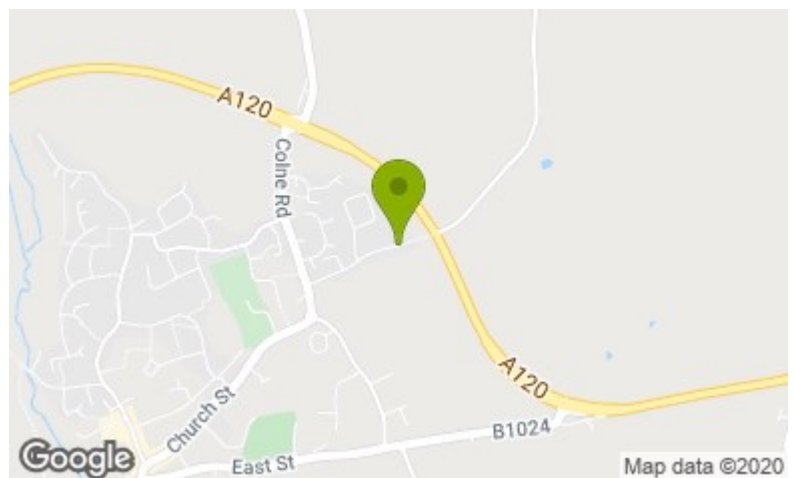
In accordance with Section 21 of the Estate Agents Act, A director or employee of Baker Estates is also a shareholder of Granville Developments. All negotiations will be carried out in accordance with section 21 of the Estate Agency Act.





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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.