

PERIOD HOMES

Coggeshall Road, Marks Tey, CO6 1LS

Offers Over £385,000

Known as Old Thatched Cottage, this detached period home combines a distinctive part-thatched exterior with exposed timbers, brick fireplaces and a surprisingly generous layout. Believed to date in part to the 1570s, the property is not listed, an appealing distinction for buyers seeking a home with historic character.

Situated in the heart of Marks Tey, the cottage offers three first-floor bedrooms (two accessed via the main staircase, the other via the secondary staircase), a versatile large ground-floor study, two reception rooms, two bathrooms and a separate cloakroom. Its adaptable accommodation provides flexibility for family life, visiting guests or working from home.

The entrance hall features exposed beams, a useful storage cupboard and underfloor heating, with a cloakroom conveniently positioned alongside. In the sitting room, a substantial brick fireplace with an inset wood-burning stove creates an inviting focal point, complemented by exposed ceiling timbers. The adjoining dining room continues the cottage character, with French doors opening onto the rear garden.

The kitchen is fitted with a range of cabinets, solid oak worktops and a central island providing additional storage and preparation space. There is room for a range cooker and further appliances, while alcove shelving adds a practical finishing touch.

Accessed from the kitchen, the study or fourth bedroom features a brick chimney breast and herringbone brick hearth. A rear hallway connects this part of the accommodation with the ground-floor bathroom, which includes a bath with a shower over.



Coggeshall Road

Marks Tey, Colchester

Two separate staircases lead to the first-floor accommodation. The principal bedroom enjoys a vaulted ceiling with exposed beams, built-in storage and an adjoining dressing room, which could alternatively serve as a small nursery. The second bedroom has two built-in cupboards, while a third bedroom and a further bathroom complete the accommodation.

Outside, the enclosed courtyard-style rear garden offers a private, low-maintenance setting for relaxing and entertaining, with established shrubs, trees and flowers. Side access leads towards the front, where a generous hardstanding driveway provides off-road parking for several vehicles. Marks Tey station, the A12 and A120 provide convenient connections for commuters, with Colchester and Stansted Airport also accessible. The combination of period detail, flexible living space and practical outside areas gives this individual cottage broad appeal.

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Council Tax band: D EPC Energy Efficiency Rating: D



















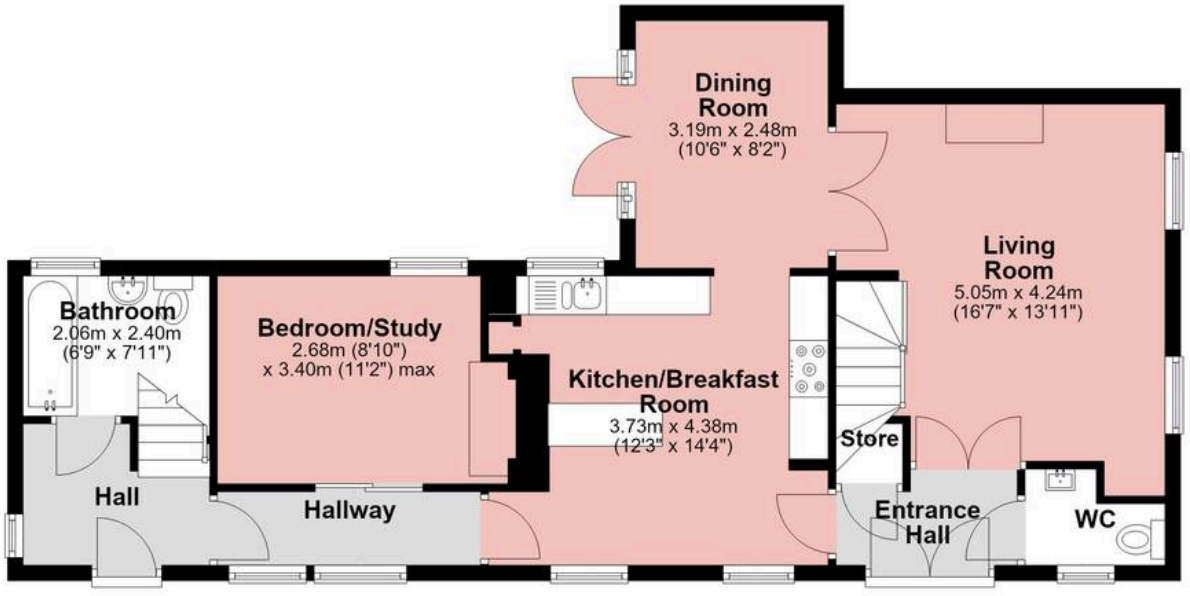

HAVE A SEAT





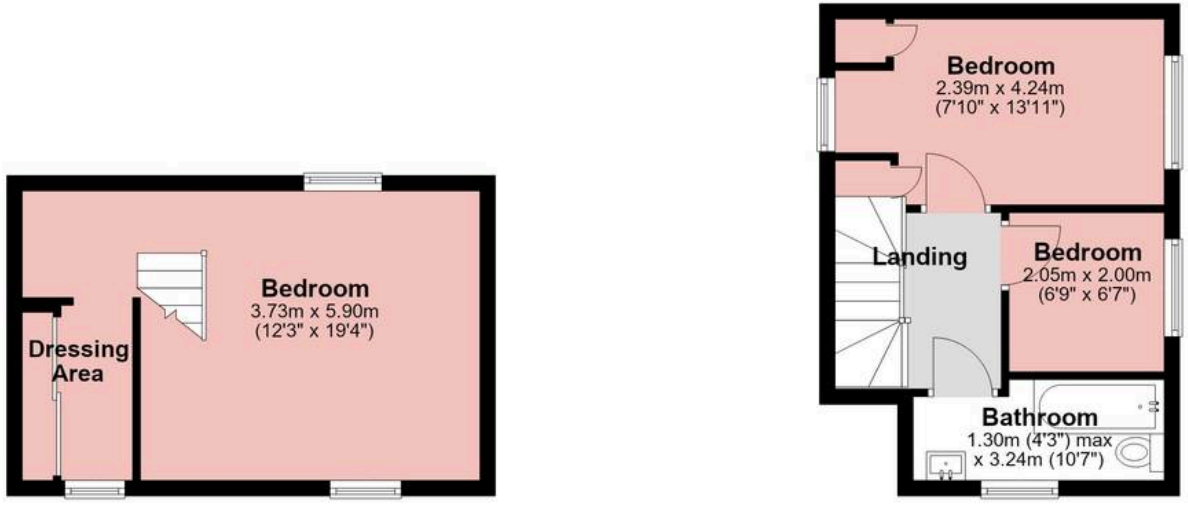
Ground Floor

Approx. 72.7 sq. metres (782.7 sq. feet)



First Floor

Approx. 46.1 sq. metres (495.7 sq. feet)



Total area: approx. 118.8 sq. metres (1278.4 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, ommison or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
Plan produced using PlanUp.

Coggeshall Road, Colchester

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PERIOD HOMES

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