

Abbey Walk

COGGESHALL



ESMERA





Welcome to **ABBEY WALK**

Nestled in heart of Coggeshall, Abbey Walk presents an exclusive collection of 2, 3 4 & 5 bedroom homes. These luxurious properties seamlessly blend modern architecture with the timeless character of traditional materials, creating homes which feel both modern and connected in their rural surroundings.

Inside, each home offers spacious open-plan layouts, premium finishes, and sustainable features such as EV charging points and air source heat pumps. These features not only enhance everyday living but also helps future-proof each home for future generations.

Abbey Walk provides a lifestyle which is calm, connected, and considered. Whether it's the stunning views or the vibrant community spirit, this is a place where modern life slows down — without compromising on comfort or convenience



Village life in Coggeshall

Village life in Coggeshall, Essex, offers a perfect balance of countryside charm and everyday convenience. Steeped in history and surrounded by beautiful rolling landscapes, the area is known for its strong sense of community, independent local businesses and welcoming atmosphere.

Traditional village pubs, cosy cafés and family-run shops sit alongside scenic walking routes, historic landmarks, open green spaces and excellent schooling, making it easy to enjoy a slower pace of life. From weekend strolls through the countryside to local events there's always something happening close to home.

Coggeshall is one of Essex's most picturesque villages, rich in heritage and character, yet well connected for modern living. Nearby towns provide excellent leisure facilities and transport links, while the surrounding countryside offers endless opportunities for outdoor pursuits.

Living in Coggeshall means enjoying the tranquillity of rural Essex without feeling isolated — a place where neighbours know each other, traditions are celebrated, and life feels just that little bit more relaxed.



Distances from Coggeshall:

Marks Tey	3.6 miles
Braintree	6.8 miles
Witham	7.3 miles
Colchester Train Station	9.4 miles
Colchester	11.2 miles
London Stansted Airport	22.4 miles



Abbey Walk

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The Development

Key	Plots	Name	Beds	SQFT
	2 & 3	Willow	2	1216
	6 & 7	Maple	3	1227
	11 & 12	Hawthorn	3	1280
	8	Mulberry	4	1711
	1, 4, 5, 9 & 10	Aspen	5	2276



The Willow

Plots 2 & 3



Two bedroom semi-detached home
 Kitchen/dining room overlooking the garden
 Seperate utility
 Spacious prinicple bedroom with en-suite
 Second double bedroom with juliet balcony
 Family bathroom and a ground floor cloakroom
 East facing gardens
 Driveway parking



GROUND FLOOR

Family Room
 3.98m x 2.84m

Kitchen/Dining/Living
 6.04m x 4.97m

Utility
 1.80m x 1.15m

FIRST FLOOR

Bedroom 1
 4.50m x 4.34m

Bedroom 2
 6.04m x 3.09m

Bathroom
 2.23m x 2.22m

Floor plans may vary slightly between plots due to planning and layout considerations.

The Maple

Plots 6 & 7

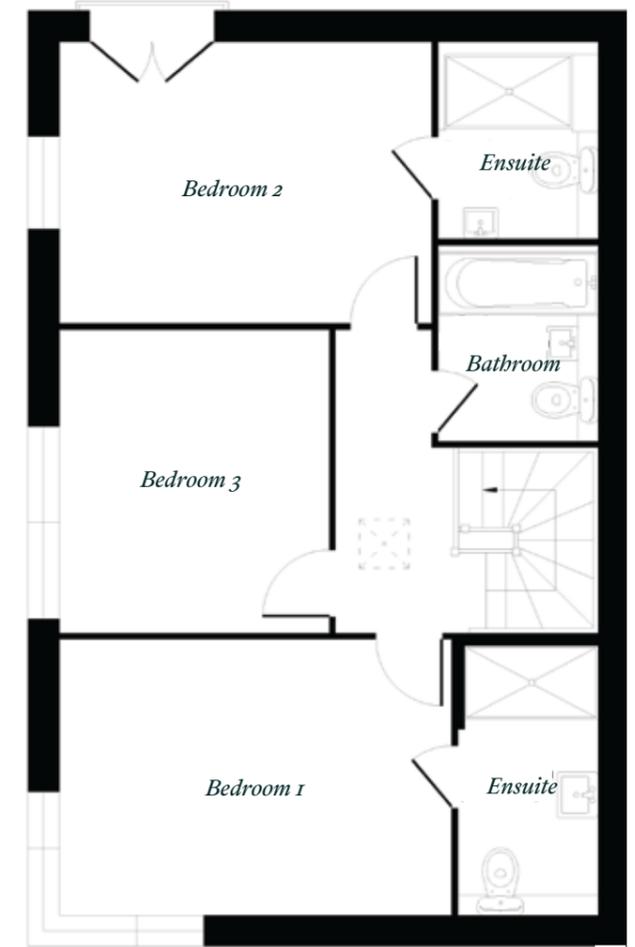


- Three bedroom semi-detached home
- Kitchen/dining room overlooking the garden
- Seperate utility
- Spacious prinicple bedroom with en-suite
- Second double bedroom with en-suite
- Family bathroom and a ground floor cloakroom
- Garage and driveway parking
- Overlooking green open space



GROUND FLOOR

- Family Room
3.98m x 2.84m
- Kitchen/Dining/Living
6.04m x 4.45m
- Utility
1.81m x 1.80m



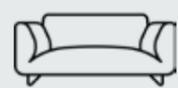
FIRST FLOOR

- Bedroom 1
4.39m x 3.05m
- Bedroom 2
4.18m x 3.15m
- Bedroom 3
3.40m x 3.03m

Floor plans may vary slightly between plots due to planning and layout considerations.

The Hawthorn

Plots 11 & 12



2

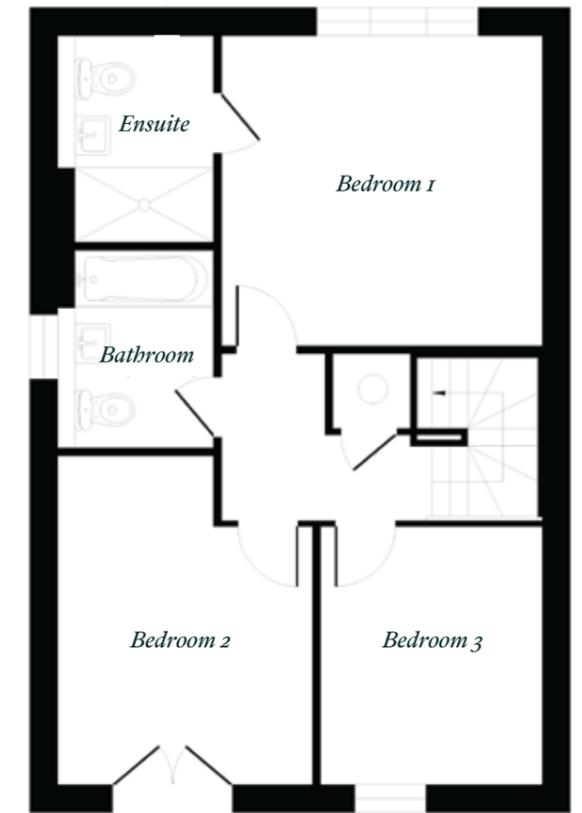
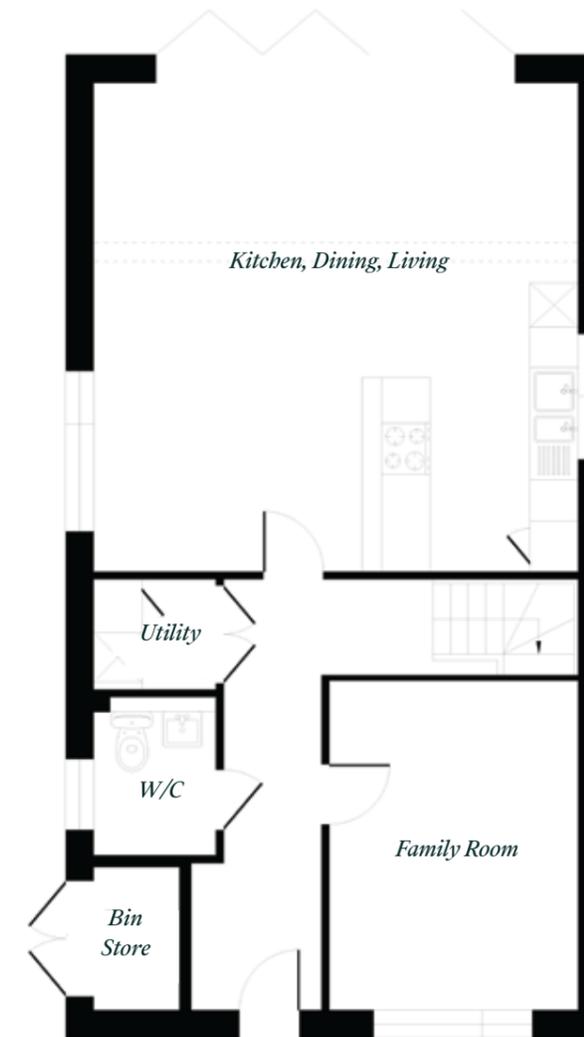


3



2

Three bedroom detached family home
Kitchen/dining/living room overlooking the garden
Seperate utility
Family room/study
Spacious priniple bedroom with en-suite
Two further bedrooms
Family bathroom and a ground floor cloakroom
Carport and driveway parking
East facing gardens



GROUND FLOOR

Family Room/Study
4.11m x 3.10m

Kitchen/Dining/Living
6.08m x 6.04m

Utility
1.54m x 1.38m

FIRST FLOOR

Bedroom 1
4.00m x 3.86m

Bedroom 2
4.10m x 3.20m

Bedroom 3
3.21m x 2.77m

Floor plans may vary slightly between plots due to planning and layout considerations.

The Mulberry

Plot 8



- Four bedroom detached family home
- Open plan kitchen/dining/living room
- Separate utility and snug
- Spacious principle bedroom with dressing area and en-suite
- Second bedroom with ensuite
- Two further bedrooms
- Home office
- Double carport
- Overlooking green open space



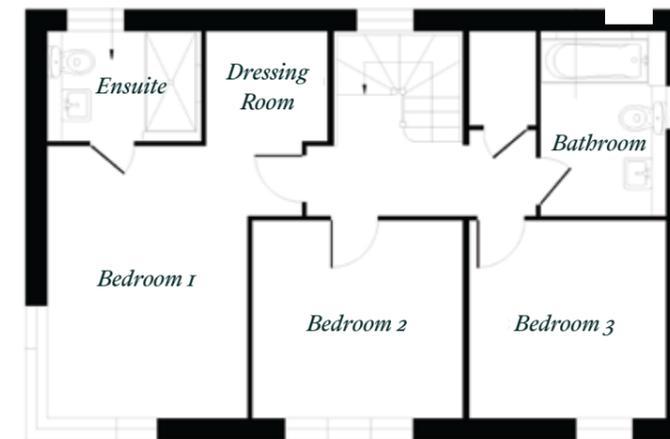
Ground Floor

GROUND FLOOR

Kitchen/Dining
4.92m x 4.60m

Living Room
4.48m x 4.40m

Snug
3.14m x 2.75m



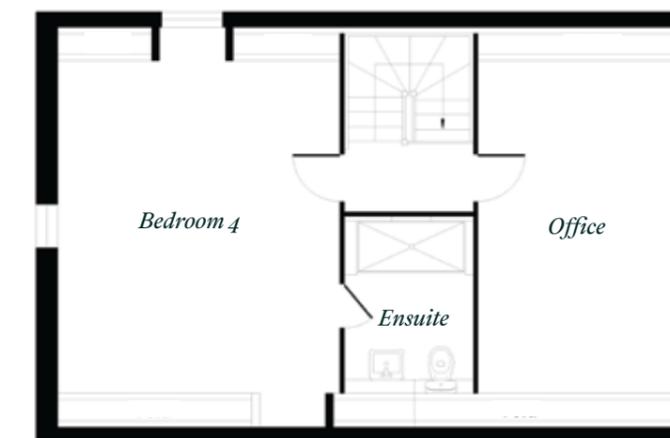
1st Floor

FIRST FLOOR

Bedroom 1
4.33m x 3.20m

Bedroom 2
3.35m x 3.21m

Bedroom 3
3.21m x 3.14m



2nd Floor

SECOND FLOOR

Bedroom 4
5.29m x 4.48m

En-Suite
2.75m x 2.06m

Office
5.29m x 3.17m

Floor plans may vary slightly between plots due to planning and layout considerations.

The Aspen

Plots 1, 4, 5, 9 & 10



Five bedroom detached family home

Wrap around kitchen/dining/living/family room

Seperate utility

Spacious principle bedroom with dressing area and en-suite

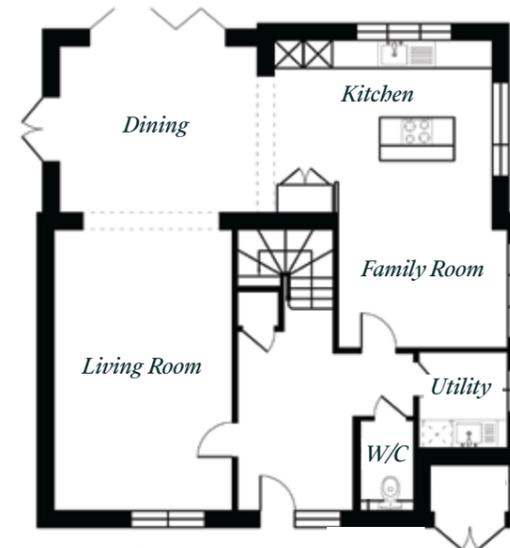
Second bedroom with en-suite and Juliet balcony

Three further bedrooms

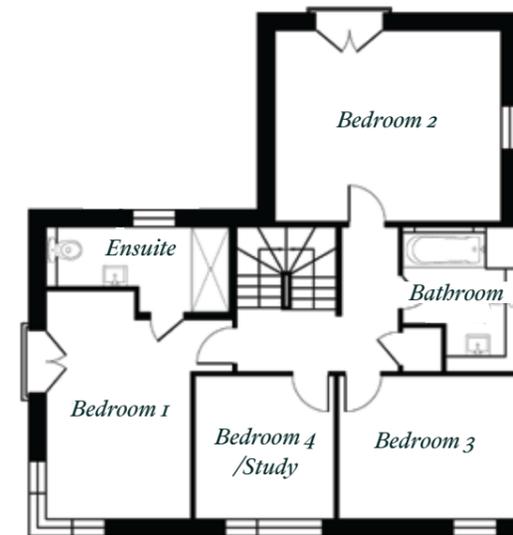
Cinema Room

Double and triple carports with driveway parking

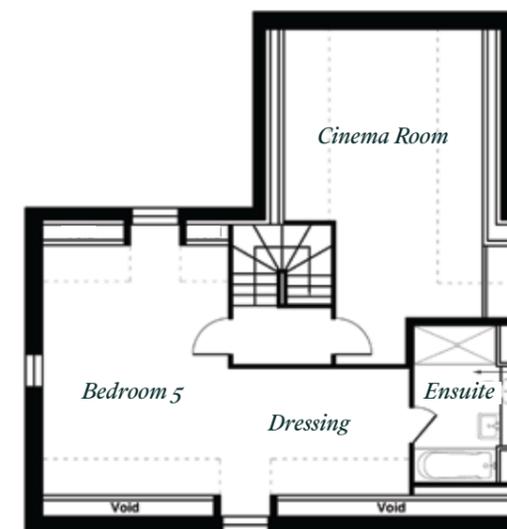
South facing garden to Plot 1



Ground Floor



1st Floor



2nd Floor

Floor plans may vary slightly between plots due to planning and layout considerations.

GROUND FLOOR

Kitchen
4.69m x 3.70m

Dining
4.26m x 3.58m

Living Room
6.04m x 3.84m

Family Room
3.65m x 2.55m

FIRST FLOOR

Bedroom 1
4.72m x 3.00m

Bedroom 2
4.69m x 3.95m

Bedroom 3
3.71m x 2.97m

Bedroom 4
2.97m x 2.90m

SECOND FLOOR

Bedroom 5
5.18m x 3.86m

Dressing Room
3.75m x 2.68m

En-Suite
3.52m x 2.06m

Cinema Room
5.99m x 4.13m



Specification

KITCHEN

Solid timber kitchens
Quartz worktops
Intergrated appliances
Downdraft induction hob

BATHROOMS & EN-SUITES

En-suite to all principle bedrooms
White sanitaryware and chrome hardware

FLOORING

Hard flooring included

JOINERY & DOORS

Aluminium double-glazed windows
*Built-in, sliding mirrored wardrobes
Aluminium double glazed bi-fold doors

HEATING

Air source heat pump with underfloor heating to ground floor
Multi-zone control heating
Towel rails to wet rooms

EXTERNAL

EV charging point
Outside tap
External double socket
Outside lighting to front and rear
Landscaped front garden

WARRANTY

10 year Build-Zone new build warranty

NOTE

There is an estate management fee of £355 per annum, per household

Viewings strictly by appointment with Savills Estate Agents, Chelmsford

Some photos have been virtually staged and are for representative purposes only

**to principle bedrooms in plots 1, 4, 5, 9 & 10.*





About the Developer

Our Vision

“To be an ethical housebuilder, creating exceptional spaces and making a positive difference to the lives of our homeowners and the communities we impact.”

‘Remarkable Homes Crafted With Love’

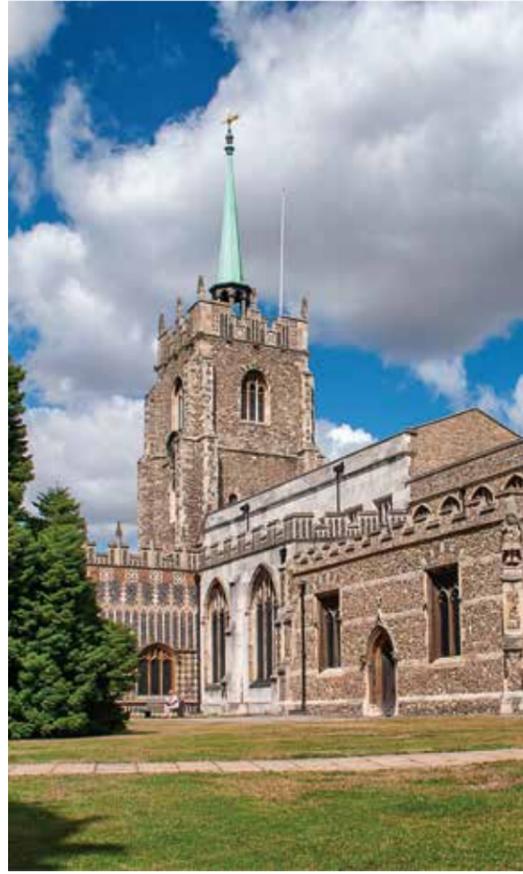
Esmera are dedicated to designing and building properties that are not only beautiful and functional, but also shaped by your needs and the place they’re built in. We work meticulously to ensure every aspect of an Esmera home, from the outside façade to the inner design and surrounding gardens, works together harmoniously to create a truly stunning finished product.

‘Built On 60 Years’ Experience’

As part of EJT63, Esmera boast decades of experience in building quality homes and inspiring spaces. Working with EJT Construction and EJ Taylor Civils & Groundworks, we pride ourselves on completing every detail of our properties, from planning stages to handover and aftercare, to the highest standard.



ESSEX



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East Street, Coggeshall
Colchester CO6 1SL

what 3 words
///helped.prettiest.splendid

All enquiries to:

Chelmsford Office
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newhomesessex@savills.com

savills

A landscape photograph of a valley with a rainbow in the background and a yellow square overlay. The scene is a lush green valley with rolling hills and a rainbow visible in the distance. A large yellow square is overlaid in the center of the image, containing the word 'savills' in red lowercase letters.

savills



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