



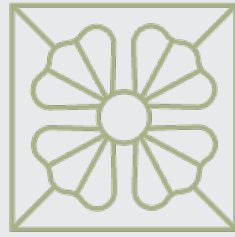
# Abbey Walk

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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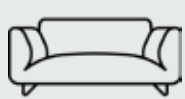
## The Development

| Key                                                                                 | Plots          | Name     | Beds | SQFT |
|-------------------------------------------------------------------------------------|----------------|----------|------|------|
|  | 15, 16, 17, 18 | Pine     | 2    | 942  |
|  | 2, 3           | Willow   | 2    | 1216 |
|  | 13, 14, 19, 20 | Birch    | 3    | 1168 |
|  | 6, 7           | Maple    | 3    | 1227 |
|  | 11, 12         | Hawthorn | 3    | 1280 |
|  | 8              | Mulberry | 4    | 1711 |
|  | 1, 4, 5, 9, 10 | Aspen    | 5    | 2276 |



# The Pine

Plots 15, 16, 17 & 18



1



2



1

- Two bedroom semi-detached home
- Open plan kitchen, dining, living area
- Bifolding doors opening up to garden
- Spacious principle bedroom
- Second double bedroom
- Family bathroom and a ground floor cloakroom
- South facing gardens
- Driveway parking



## GROUND FLOOR

Kitchen/Dining  
5.32m x 3.68m

Living Room  
5.32m x 4.07m

W/C  
1.89m x 1.55m

## FIRST FLOOR

Bedroom 1  
4.15m x 3.72m

Bedroom 2  
5.32m x 2.86m

Bathroom  
2.23m x 2.06m

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

# The Willow

Plots 2 & 3



1



2



2

- 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 Birch

Plots 13, 14, 19 & 20



Three bedroom semi-detached home  
Living/dining room overlooking the garden

Utility room

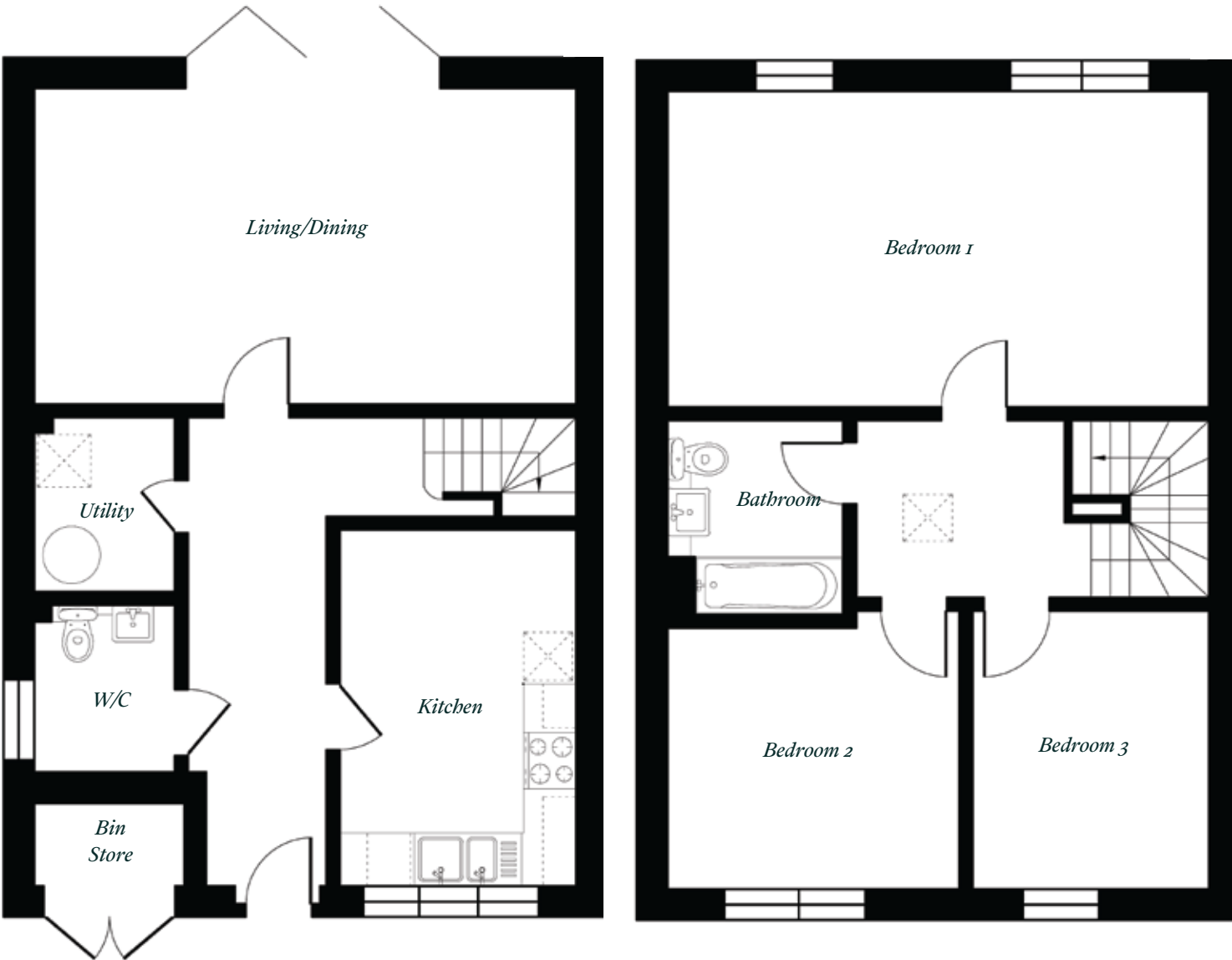
Spacious principle bedroom

Second double bedroom

Family bathroom and a ground floor cloakroom

Driveway parking

South facing gardens



## GROUND FLOOR

Living/Dining  
6.1m x 3.61m

Kitchen  
4.10m x 2.27m

Utility  
2.04m x 1.64m

## FIRST FLOOR

Bedroom 1  
6.15m x 3.61m

Bedroom 2  
3.34m x 3.21m

Bedroom 3  
3.21m x 2.74m

*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

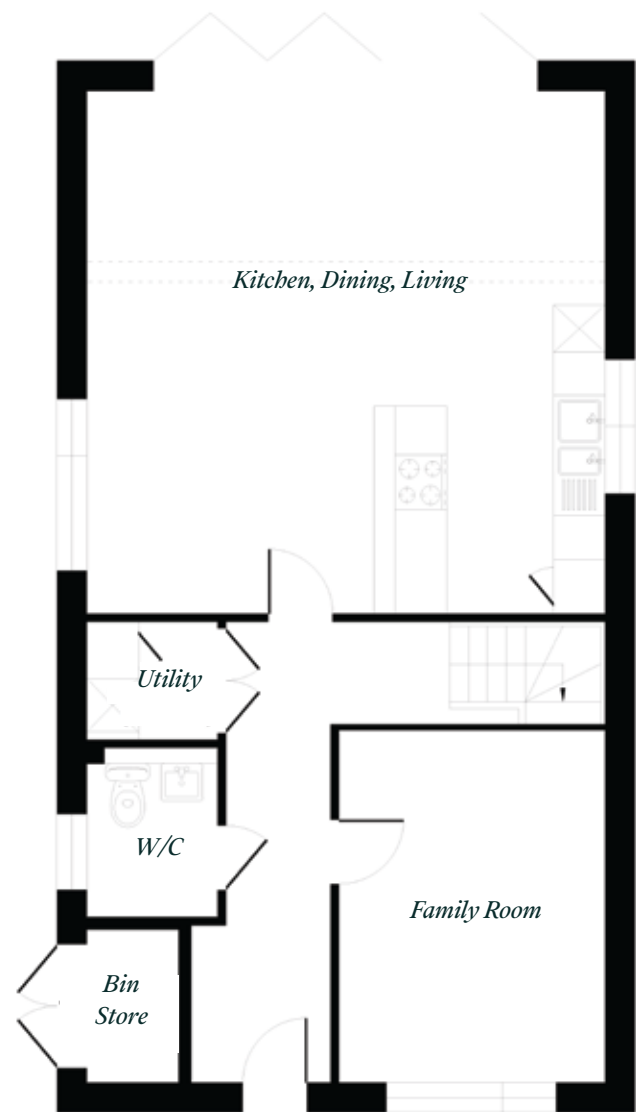
Floor plans may vary slightly between plots due to planning and layout considerations.

# The Hawthorn

Plots 11 & 12



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

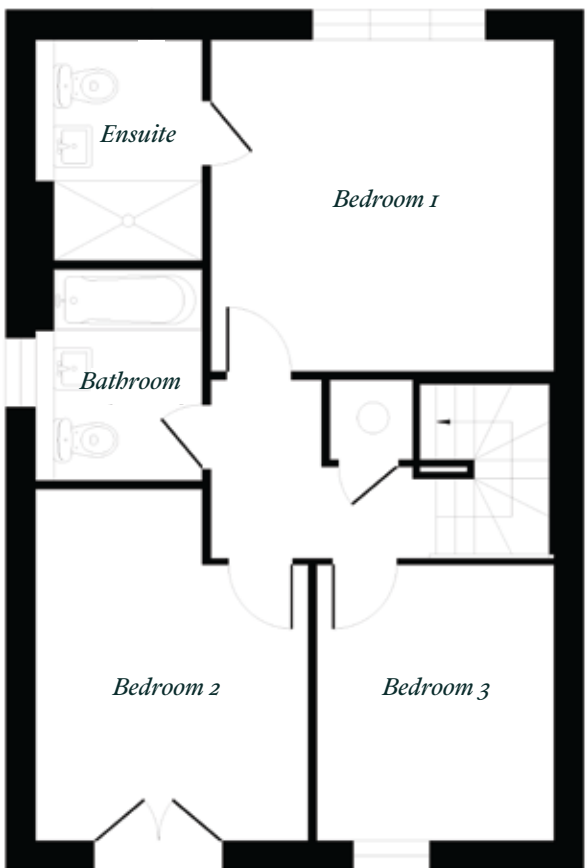


## GROUND FLOOR

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

Seperate utility and snug

Spacious principle bedroom with dressing area and en-suite

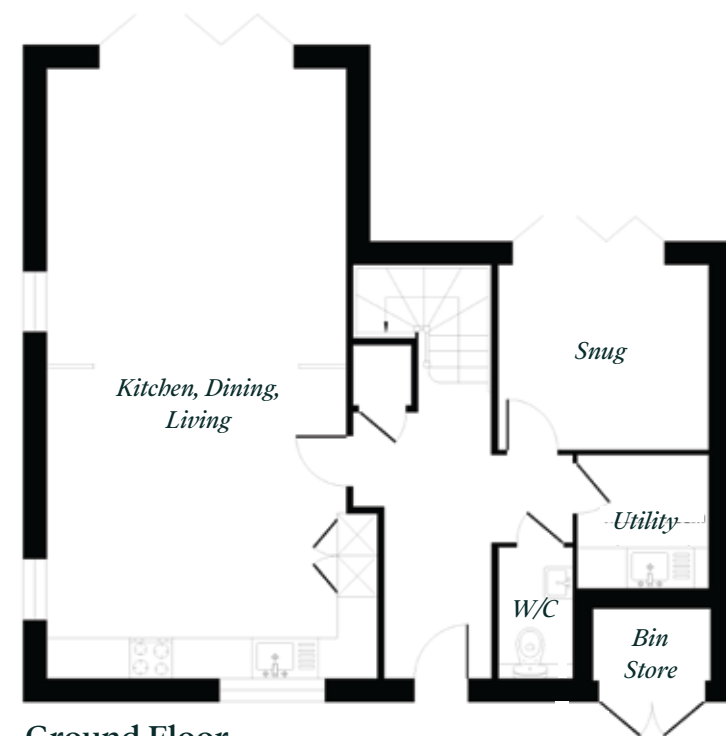
Second bedroom with ensuite

Two further bedrooms

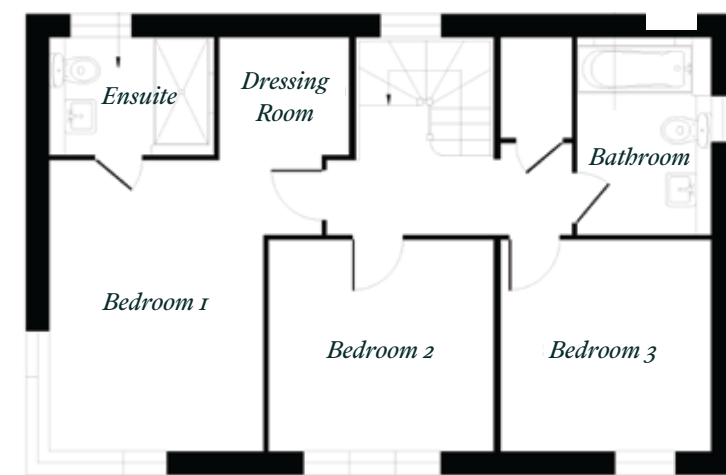
Home office

Double carport

Overlooking green open space



Ground Floor



1st Floor



2nd Floor

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

## GROUND FLOOR

Kitchen/Dining  
4.92m x 4.60m

Living Room  
4.48m x 4.40m

Snug  
3.14m x 2.75m

## FIRST FLOOR

Bedroom 1  
4.33m x 3.20m

Bedroom 2  
3.35m x 3.21m

Bedroom 3  
3.21m x 3.14m

## SECOND FLOOR

Bedroom 4  
5.29m x 4.48m

En-Suite  
2.75m x 2.06m

Office  
5.29m x 3.17m

# 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

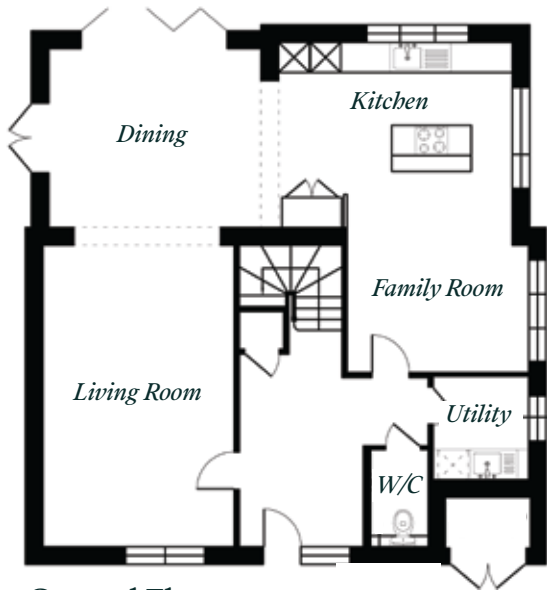
Second bedroom with en-suite and Juliet balcony

Three further bedrooms

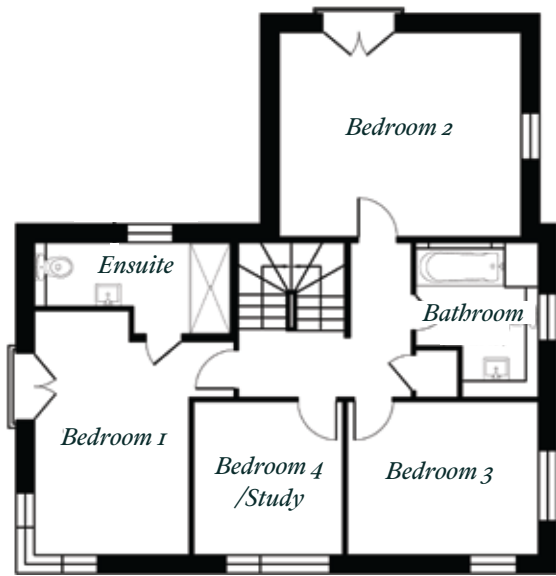
Cinema Room

Double and triple carports with driveway parking

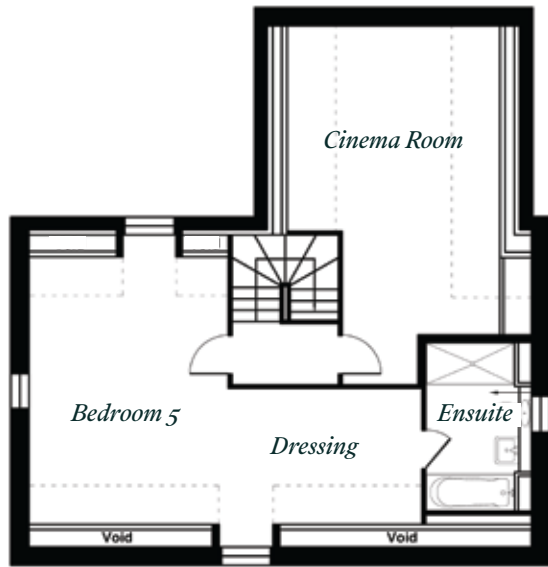
South facing garden to Plot 1



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

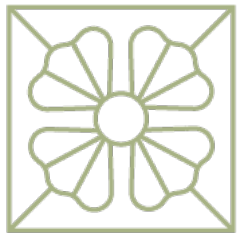
## SECOND FLOOR

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  
Induction hob

## BATHROOMS & EN-SUITES

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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**Abbey Walk**  
COGGESHALL

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Colchester CO6 1SL

what 3 words  
///helped.prettiest.splendid

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**savills**



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ESMERA