



Prouds Cottage, Walden Road  
CM6 2RG



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS



# Prouds Cottage

Walden Road | Thaxted | CM6 2RG

## Guide Price £575,000

- A well-proportioned, three-bedroom detached cottage
- Principal bedroom with ensuite
- Extended garage with annex potential STPP
- Large garden backing on to open countryside
- Ample off-road parking
- Offered with no upward chain
- EPC: E
- Council Tax Band: F

### The Property

A charming and individual three-bedroom, two bathroom detached cottage sitting in a pleasant plot backing onto open countryside with ample off-road parking, located just on the edge of Thaxted and is offered with no upward chain.

### The Setting

Situated approximately 7 miles from Saffron Walden, Thaxted is a medieval market town featuring many historic buildings, including the Guildhall and impressive Thaxted Church. Offering a good range of amenities including a variety of shops and a weekly market, Thaxted is one of Britain's most attractive and well-preserved small towns. Its superb medieval buildings and quaint streets, many of which still bear ancient descriptive names such as Fishmarket Street, Town Street, Orange Street, Weaverhead Lane, The Tanyard and Stoney Lane, are unique. Thaxted is conveniently placed for commuters with access to the M11 on the outskirts of Bishop's Stortford to the south and with mainline railway stations at Elsenham, 7 miles to the west and Bishops Stortford providing regular commuter services to London's Liverpool Street.

### The Accommodation

In detail the property comprises a vaulted entrance hall with Velux skylight, tiled flooring and door leading through to the entrance hallway. A good size space with exposed brick feature fireplace, exposed timbers, stairs rising to the first floor with under stairs storage cupboard, cloakroom comprising WC and wash hand basin and doors to the adjoining rooms. To the right sits the dual aspect sitting room with windows to side and rear aspects and glazed patio door leading out to the garden, fireplace with log burner, exposed timbers to ceiling. A good size triple aspect dining room with fireplace and exposed timbers. The good size dual aspect Kitchen/breakfast room is fitted with a range of base and eye level units with oakwork surface incorporating a ceramic butler sink, tiled splashbacks, space for a range





cooker, space and plumbing for washing machine, dishwasher, wall mounted gas fired boiler, a central breakfast island with granite work surface, dual aspect with windows to front and rear aspect.

The first-floor landing provides access to the loft hatch and doors to the adjoining rooms. A generous dual aspect principal bedroom is a particular feature of the property with dressing area and door to ensuite. Comprising shower enclosure, W.C and wash hand basin. Bedroom two is a dual aspect double room with built in wardrobe and additional cupboard housing the hot water cylinder. Bedroom three is dual aspect double room. The family bathroom comprises panelled bath, W.C and wash hand basin.

### Outside

The property enjoys a private plot with the property approached via a sweeping drive off the main road with wonderful views over adjoining farmland. There is parking for 2 - 3 vehicles as well as a detached single garage with up and over door. The garage has light and power connected and space and plumbing for a chest freezer and tumble drier. The garden is mainly laid to lawn and wraps around the property with 2 mature trees and hedging enclosing



the garden. There is a good size garden shed. There are steps leading to an additional storage area where there is a pedestrian gate to the front of the property.

### Services

Mains electric, water and drainage are connected. Heating is gas fired. Ultrafast broadband is available and mobile signal is good.

### Tenure - Freehold

**Property Construction** – Part timber framed, part brick with render and tiled roof.

**Local Authority** – Uttlesford District Council

**Council Tax** - E

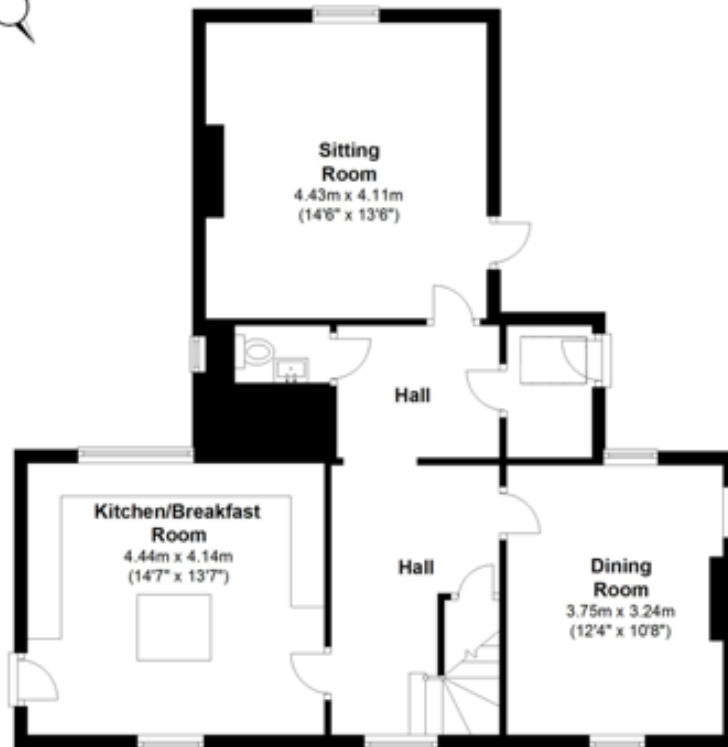




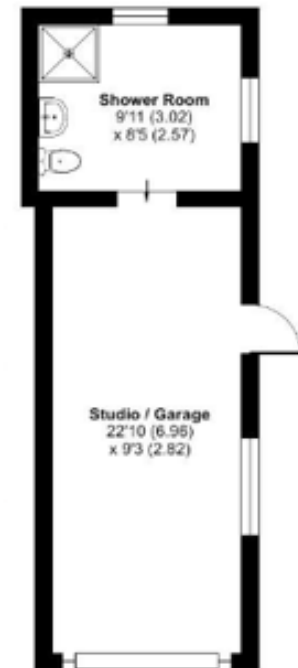
Prouds Cottage, Thaxted



Ground Floor



First Floor



Approx gross internal floor area 139 sqm (1500 sqft)

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



**ARKWRIGHT & CO**  
RESIDENTIAL & COMMERCIAL AGENTS





01799 668600

51 High Street, Saffron Walden Essex, CB10 5AR  
[info@arkwrightandco.co.uk](mailto:info@arkwrightandco.co.uk)  
[www.arkwrightandco.co.uk](http://www.arkwrightandco.co.uk)



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS