



Wedgewood, Stanbrook
CM6 2NH



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

Wedgewood

Stanbrook | Thaxted | CM6 2NH

Guide Price £895,000

- Individual detached chalet style home
- Four good size bedrooms
- Extending to approximately 2236 Sqft
- Huge potential to extend subject to planning
- Occupying a generous plot extending to approximately 4.5 acres of land
- Offering excellent equestrian potential with 4 stables and a menage
- Large Paddock Providing ample grazing
- Surrounded by open countryside
- Walking distance to nearby Thaxted
- Available with no upward chain

The Property

An individual four bedroom detached chalet style home, offering a truly rare opportunity to embrace equestrian life rural living. The house itself, while requiring some modernisation, holds significant potential for enhancement. Subject to planning permissions, there is ample scope to extend and adapt the property to maximise the attractive plot and create a truly bespoke country home. Yet, the picturesque medieval market town of Thaxted is just a 5 minute drive and 20 minute walk away, approximately one mile, providing convenient access to local amenities and a charming community. The drive or walk itself, through attractive countryside lanes, is a pleasure.

The Setting

Nestled in the rolling countryside of North Essex, the peaceful and picturesque Hamlet of Stanbrook enjoys a serene setting between the historic market town of Great Dunmow and the charming village of Thaxted. A picturesque village steeped in history, best known for its stunning medieval Guildhall, the impressive 14th-century St. John the Baptist Church, and its connection to composer Gustav Holst. The village offers a selection of independent shops, cafés, and traditional pubs, including The Swan Hotel and The Star. A well-stocked convenience store, a post office, and a weekly market cater to everyday needs, while the local butchers and delicatessen provide high-quality local produce. For those who enjoy outdoor pursuits, the surrounding countryside offers excellent walking and cycling routes, and Thaxted's vibrant community hosts annual events such as the Thaxted Festival and the famous Morris Dancing weekend.





The Accommodation

Inside, the property offers versatile living accommodation filled with natural light. As you enter the ground floor you are welcomed by a spacious light and airy entrance hall, which gives access to a large living room with a bay window overlooking the front aspect a featured brick fireplace with stove inset, and a large window to the side aspect which providing delightful views over a neighbouring paddock where one can sit and enjoy the sight of galloping and grazing horses, with the picturesque medieval market town of Thaxted in the distance. The heart of the home, the kitchen, presents a welcoming space, thoughtfully fitted with a matching range of base and eye-level units. A practical work surface, incorporating a stainless steel sink, provides ample workspace. The kitchen is equipped with a four-ring gas hob and extractor, while integrated appliances, including an eye-level electric oven and grill, and a built-in dishwasher, offer modern convenience. This room, bathed in natural light from windows overlooking the front, side, and rear aspects, is a place where both everyday cooking and entertaining can be enjoyed. To the rear of the kitchen is a large conservatory, a glass-walled oasis, seamlessly blending indoor and outdoor living, leading to the beautiful grounds. Also on the ground floor is a further reception room or fourth bedroom, and a newly installed wet room to providing excellent long term versatility.



Outside

The first floor features three good-sized bedrooms, all enjoying stunning and expansive views of the surrounding countryside. The principal bedroom benefits from an ensuite bathroom, fitted with a panelled bath with shower over and glass screen, WC, a double his and hers vanity wash hand basin, and heated towel rail. A family bathroom serves the remaining bedrooms and is fitted with a panelled bath, wash hand basin and WC.

All first floor rooms are accessed off a large landing which benefits from a large window to the rear taking in beautiful views of the garden, paddocks and countryside beyond. The amount of natural light that flows through the house and the panoramic views afforded from all the rooms, really is something to behold.

Outside

The property's extensive grounds extend to approximately 4.5 acres. The property is approached via a sweeping driveway, a spacious and welcoming entrance that curves gracefully through the generous frontage, offering ample off-road parking for numerous vehicles and leading to the double garage. This approach, framed by mature trees and the natural beauty of the surrounding landscape, creates a sense of arrival, a transition from the outside world to the private sanctuary that awaits. The driveway's generous proportions not only provide practical parking but also contribute to the overall feeling of space and seclusion, setting the tone for the exceptional country lifestyle that this property affords.

The rear garden unfolds as a private sanctuary, a mature and thoughtfully landscaped space where a tapestry of trees, shrubs, and bushes creates a serene backdrop. Interspersed within this verdant haven are practical outbuildings, including two barns, a shed, and a greenhouse, offering versatility and storage. However, the true jewel of this garden is the seamless integration of equestrian facilities. Imagine stepping from your back door to tend to your horses in the four well-appointed stables or practicing your dressage in the private ménage. The expansive paddock, stretching beyond the garden's immediate boundaries, provides ample grazing, allowing you to fully immerse yourself in the equestrian lifestyle without ever leaving the comfort of your own grounds. This harmonious blend of mature garden beauty and immediate access to equestrian pursuits creates a truly unique and luxurious country living experience.

Services

Mains electric and water are connected. Oil fired central heating. Drainage is unknown. Ultrafast broadband is available and mobile signal is likely.

Tenure – Freehold

Property Type - Detached

Property Construction – Standard Construction

Local Authority – Uttlesford District Council

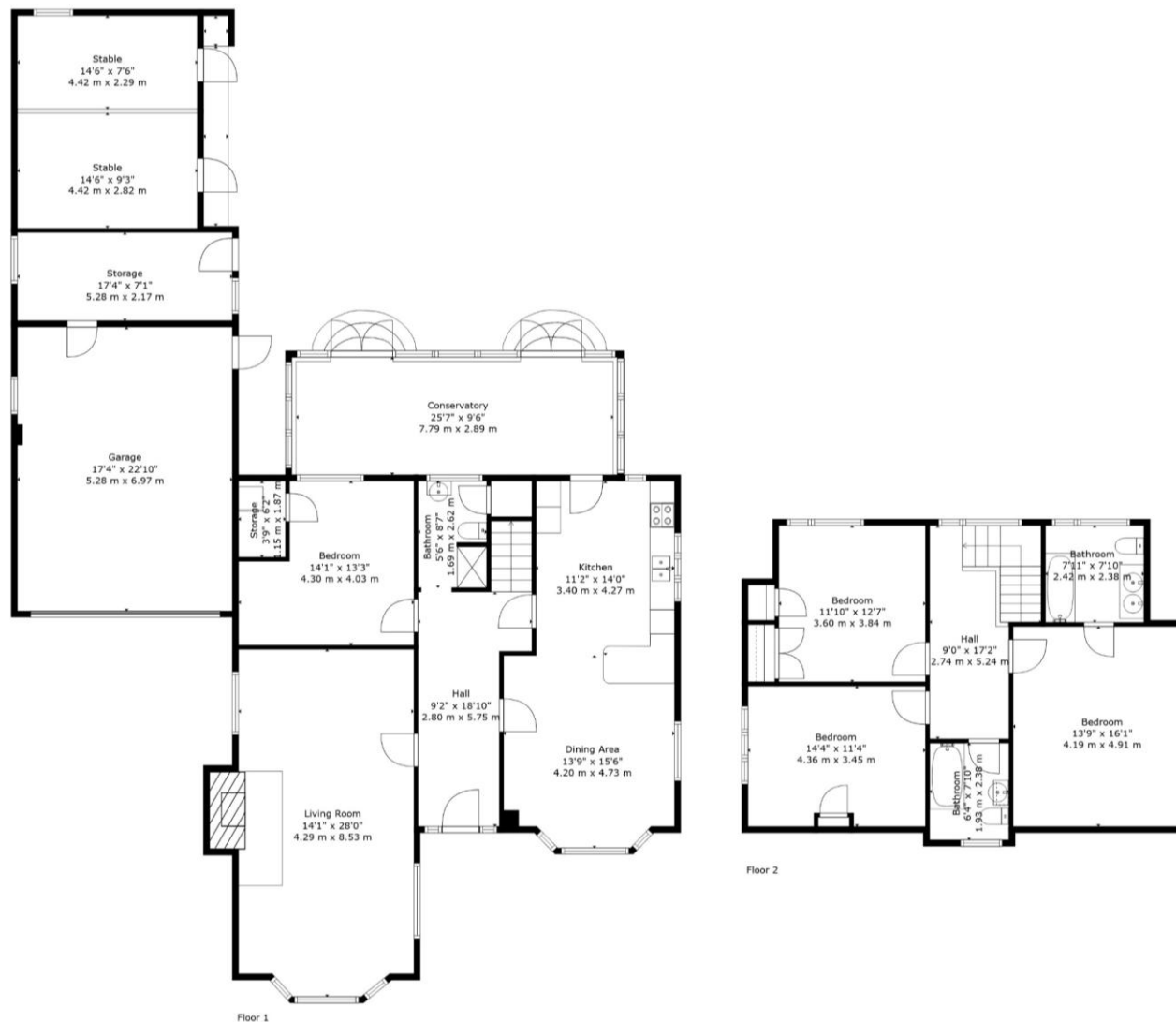
Council Tax – G

EPC – F









TOTAL: 2236 sq. ft, 207 m2
 FLOOR 1: 1414 sq. ft, 131 m2, FLOOR 2: 822 sq. ft, 76 m2
 EXCLUDED AREAS: GARAGE: 396 sq. ft, 37 m2, STORAGE: 151 sq. ft, 14 m2, STABLE: 243 sq. ft, 22 m2,
 PATIO: 34 sq. ft, 3 m2, FIREPLACE: 17 sq. ft, 2 m2



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.



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