



Thaxted Road, Debden, CB11 3LS

**CHEFFINS**

# Thaxted Road

Debden,  
CB11 3LS

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Guide Price £1,050,000

- Grade II Listed cottage
- Numerous character features
- Approx. 1.87 acres
- Beautiful gardens
- Useful outbuildings
- Sought-after village

A delightful, Grade II Listed property with later additions, creating a perfect blend of 17th Century character and versatile, modern living. The property enjoys delightful, mature grounds of approximately 1.87 acres with several useful outbuildings including cart lodge, store and garden studio/office providing annexe potential (STPP).





## LOCATION

The much sought after and highly regarded village of Debden offers a fine church, excellent primary school, shop/post office, recreational ground and two Inns. The market town of Saffron Walden with its excellent shopping, schooling and recreational facilities is about 4 miles away. Newport mainline station is 3 miles and the M11 access is at either Bishop's Stortford (junction 8) or Stump Cross (junction 9). In addition, there is a regular bus service from Debden village through to Stansted Airport (direct Stansted Express train service to London) and Bishop's Stortford.

## GROUND FLOOR

### ENTRANCE HALL

Hardwood entrance door with adjoining window and staircase rising to the first floor with half-landing window and built-in coats cupboard also housing a water softener. Solid timber doors to adjoining rooms.

### SITTING ROOM

A triple aspect room enjoying a good degree of natural light and views over the gardens and surrounding countryside and glazed door providing access to the terrace. Exposed timbers and inglenook fireplace with wood burning stove. Glazed door to:

### STUDY

A triple aspect room enjoying panoramic views over the gardens and surroundings. Fitted bookcases and exposed timbers.

### KITCHEN/BREAKFAST ROOM

The kitchen comprises a range of handmade base and eye level units with hardwood work surface and twin bowl sink unit, space for oven, dishwasher and fridge freezer. The room enjoys a good degree of natural light via windows to two aspects, together with a glazed door providing access to the terrace and garden.

### UTILITY ROOM

Fitted shelving, window overlooking the garden and glazed door with adjoining window providing access to the outdoor space. Floor mounted boiler, space for washing machine, tumble dryer and for additional fridge freezer.

### DINING ROOM

West facing window to the rear aspect enjoying views over the adjoining farmland and countryside.

### CLOAKROOM

Comprising low level WC, wash basin and window overlooking the gardens.

### FIRST FLOOR

#### LANDING

Corner window with views over the garden.

#### BEDROOM 1

South facing double room with window overlooking the gardens, built-in wardrobe and walk-in dressing room with fitted wardrobes, drawers and shelving.

#### EN SUITE

Comprising panelled bath with power shower over, vanity wash basin, WC and bidet. Window overlooking the garden.

#### BEDROOM 2

Double room with window overlooking the adjoining farmland and countryside.

#### BATHROOM

Comprising panelled bath with power shower over, vanity wash basin, WC and window.

#### BEDROOM 3

A vaulted room with exposed timbers and window overlooking the garden. Fitted wardrobe and drawers.

#### BEDROOM 4

Exposed timbers and window overlooking the garden. Fitted wardrobe and drawers.

#### BEDROOM 5

Window overlooking the adjoining farmland.

### OUTSIDE

The property is set in a delightful rural location on the edge of the village. The grounds extend

to approximately 1.87 acres which incorporate extensive lawns with a variety of shrubs, plants and impressive trees, creating a secluded parkland feel. The garden comprises vegetable plots, fruit cage, greenhouse, orchard with play area and wild flower meadow, together with a paved terrace adjoining the property creating a charming al fresco entertaining space. The driveway from the road leads to an extensive parking area and a series of outbuildings, including cart lodge with adjoining log store, garden machinery store, cold store and excellent workshop/games room. Furthermore, there is a separate office/studio with cloakroom and kitchenette which could be converted into secondary accommodation, subject to needs and relevant approval.

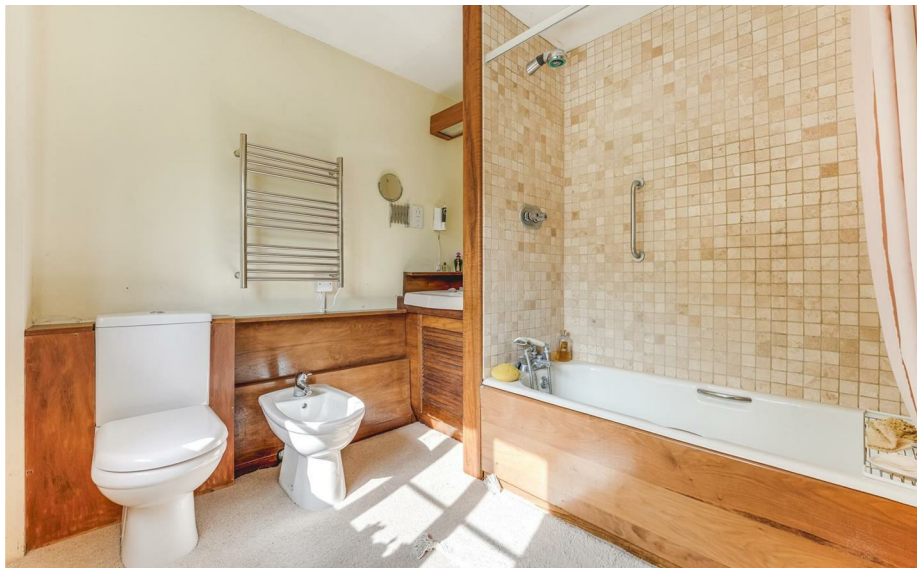
### AGENT'S NOTES

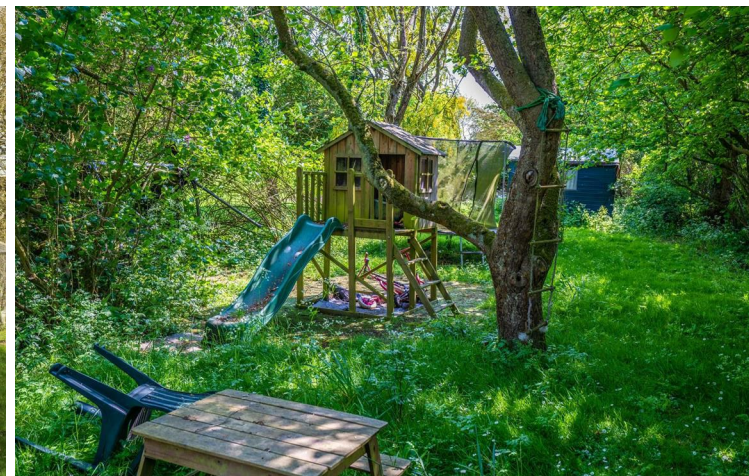
- Tenure - Freehold
  - Council Tax Band - G
  - Property Type - Detached house
  - Property Construction - Timber frame with thatched roof and brick extension with tiled roof
  - Listed - Grade II Listed
  - Number & Types of Room - Please refer to the floorplan
  - Square Footage - 2,175 sqft
  - Parking - Double cart lodge and driveway
- #### UTILITIES/SERVICES
- Electric Supply - Mains
  - Water Supply - Mains
  - Sewerage - Private (septic tank/Klargester)
  - Heating - Electric Economy 7 & log stove
  - Broadband - Fibre to the Cabinet
  - Mobile Signal/Coverage - Poor

### VIEWINGS

By appointment through the Agents.







Guide Price £1,050,000  
Tenure - Freehold  
Council Tax Band - G  
Local Authority - Uttlesford



## WATER HALL, DEBDEN

Total Approximate Internal Area: 202m sq/ 2175 sq ft



EXCLUDED AREA: GARAGE: 734 sq ft, GARDEN OFFICE: 247 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.