



Copthall Lane, Thaxted, CM6 2LG

CHEFFINS

Copthall Lane

Thaxted,
CM6 2LG

4 2 3

Guide Price £775,000

- 0.19 of an acre plot
- Pleasant views over adjoining countryside
- Vaulted sitting room
- Four/five bedrooms
- Driveway and double garage
- Low maintenance garden

An individual detached residence situated in a picturesque location on the edge of the town with pleasant views over adjoining countryside. The property offers bright and well proportioned accommodation, together with a Mediterranean inspired garden, driveway and double garage.





LOCATION

Thaxted is a medieval market town featuring many historic buildings, Guildhall and Church. There is a range of amenities provided locally including a variety of shops, restaurants and cafe, weekly market as well as doctors and dentists surgeries, petrol station and full garage services. Thaxted has an excellent primary school with an outstanding Ofsted Report. The property is conveniently placed for commuters with access to the M11 on the outskirts of Bishops Stortford to the south and with mainline railway stations at Elsenham 7 miles to the west and Audley End and Bishops Stortford providing commuter services to London's Liverpool Street.

GROUND FLOOR

RECEPTION HALL

Entrance door and window to the front aspect, doors to adjoining rooms and understairs storage cupboard.

CLOAKROOM

Comprising pedestal wash basin, low level WC and windows to front and side aspects.

UTILITY ROOM

Fitted with eye level units, space and plumbing for a washing machine and window to the side aspect. Staircase rising to bedroom 2.

DINING ROOM

Window to front aspect, door to sitting room and doorway leading to:

KITCHEN

Fitted with a range of base and eye level units, sink, integrated Bosch dishwasher, range gas cooker with 4 ring gas burner and built-in refrigerated cold cupboard. Windows to the front, side and rear aspect and part glazed door to the rear aspect.

VAULTED SITTING ROOM

Feature fireplace with gas stove, window and French doors to the rear. Staircase rising to the first floor and doors to adjoining rooms.

BEDROOM 1

Window and glazed door leading out to the rear, walk-in wardrobe.

WET ROOM

Comprising pedestal basin, low level WC, electric shower, heated towel rail and window to the rear aspect.

BEDROOM 3

Windows to the side and rear aspects.

BATHROOM

Comprising pedestal basin, low level WC, panelled bath with shower attachment, separate shower enclosure and window to the rear aspect.

BEDROOM 4

Window to the rear aspect.

FIRST FLOOR

BEDROOM 2

Accessed via the staircase from the utility room. Velux window providing a good degree of natural light and door to part-boarded loft space.

STUDY/BEDROOM 5

Accessed via the staircase from the sitting room. Velux window providing a good degree of natural light and door to part-boarded loft space.

OUTSIDE

A wrought iron gate opens to the gravelled driveway providing off-street parking and access to the double garage. Front garden with a number of raised beds and steps leading up to the front door. There is gated side access and

pathway leading to the rear garden which has a paved terrace area, perfect for al fresco entertaining and offering a good degree of seclusion, raised lawn area, mature beds and a palm tree.

DOUBLE GARAGE

One electric and one manual up and over door, power and lighting connected.

AGENT'S NOTES

- Tenure - Freehold
- Council Tax Band - F
- Property Type - Detached house
- Property Construction - Brick and block rendered with tiled roof
- Number & Types of Room - Please refer to the floorplan
- Square Footage - 2382 sqft plus double garage of 365.5 sqft
- Parking - Garage and driveway
- UTILITIES/SERVICES
- Electric Supply - Mains
- Water Supply - Mains
- Sewerage - Mains
- Gas Supply - Mains
- Heating - Gas fired boiler providing hot water and underfloor heating, gas fire in sitting room
- Broadband - Fibre to the Cabinet
- Mobile Signal/Coverage - Average

VIEWINGS

By appointment through the Agents.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		68	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



Guide Price £775,000
 Tenure - Freehold
 Council Tax Band - F
 Local Authority - Uttlesford





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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.