



Bolford Street, Thaxted, CM6 2PY



Bolford Street

Thaxted,
CM6 2PY

- Grade II* Listed farmhouse
- Wealth of period features
- Four reception rooms
- Vaulted primary bedroom with en suite and dressing room
- Gated driveway and triple garage
- No upward chain

An imposing Grade II* Listed farmhouse situated on the edge of the town with pleasant views over adjoining countryside. The property offers extensive accommodation and a wealth of period features, together with established gardens, a paddock and triple garage.

5 2 4

Guide Price £1,150,000





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, stairs rising to first floor, understairs cupboard, doors to adjoining rooms, windows to the front aspect, partially glazed door leading out to the rear.

CLOAKROOM

Comprising pedestal wash hand basin, low level w.c., window to the rear aspect.

DRAWING ROOM

Attractive Inglenook fireplace, windows to the front and rear aspect, fitted storage cupboard, secret door with stairs rising to the first floor.

SITTING ROOM

Inglenook fireplace, windows to the front and rear aspect, doors to adjoining rooms.

DINING ROOM

Windows to the side aspect, glazed doors leading out into the garden, bespoke fitted cabinetry, feature fireplace, doorway leading into:

LIBRARY/STUDY

Windows to the rear aspect, fitted cabinets.

KITCHEN

Fitted with a range of base and eye level units, stainless steel sink, electric range cooker, space and plumbing for dishwasher, electric double oven, space for freestanding fridge/freezer, windows to the front and side aspect, glazed door leading round into:

SIDE HALLWAY

Doors to adjoining rooms, stained glass windows to the side aspect.

UTILITY ROOM

Fitted with base and eye level units, space and plumbing for washing machine and tumble dryer, stainless steel sink, cupboard housing water softener and boiler, window to the side aspect.

FIRST FLOOR

LANDING

Doors to adjoining rooms.

PRINCIPAL BEDROOM

A vaulted room with feature redbrick fireplace, windows to the front and side aspect, doors to adjoining rooms.

ENSUITE

Comprising ceramic wash hand basin, vanity unit beneath, freestanding copper roll-top bath, low level w.c., shower with dual head, windows to the rear and side aspect, loft access, secret door with stairs leading back downstairs.

DRESSING ROOM

Fitted wardrobes, window to the rear aspect.

BEDROOM 2

Window to the front aspect.

FAMILY BATHROOM

Comprising ceramic wash hand basin, vanity unit beneath, low level w.c., bidet, shower with dual head, panelled bath with jacuzzi jets, fitted storage cupboard, window to the rear.

BEDROOM 3

Window to the front aspect.

BEDROOM 4

Window to the front aspect.

BEDROOM 5

Window to the rear aspect.

OUTSIDE

The property is accessed via a pair of electric timber gates. Block paved driveway providing off street parking for several vehicles leading up to the TRIPLE BAY GARAGE with power and lighting and door with rear access to the paddock.

Formal gardens predominantly laid to lawn with a number of paved terraced areas perfect for al fresco entertaining, tall trees providing a good degree of seclusion. 5-bar gate providing access leading into the tree lined Paddock.

AGENT'S NOTES

- Tenure - Freehold
- Council Tax Band - H

- Property Type - Detached house
- Property Construction - Brick and timber with tiled roof
- Number & Types of Room - Please refer to the floorplan
- Square Footage - 4267
- Parking - Triple garage and driveway for 3 vehicles
- UTILITIES/SERVICES
- Electric Supply - Mains
- Water Supply - Mains
- Sewerage - Private septic tank
- Heating - Oil fired boiler with radiators and open fires
- Broadband - Fibre to the Cabinet
- Mobile Signal/Coverage - Good

- Listed - Grade II* Listed
- Conservation Area - Yes

The neighbouring property, The Borough Lodge, is also available for sale providing an opportunity for multi-generational living. For further details, please contact the agent.

VIEWINGS

By appointment through the Agents.













Guide Price £1,150,000
Tenure - Freehold
Council Tax Band - H
Local Authority - Uttlesford



Approximate Gross Internal Area 4267 sq ft – 396 sq m
Ground Floor Area 2609 sq ft – 242 sq m
First Floor Area 1658 sq ft – 154 sq m
Garage Area 655 sq ft – 61 sq m





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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.