



Bolford Street, Thaxted, CM6 2PY

CHEFFINS

Bolford Street

Thaxted,
CM6 2PY

3 3 2

Guide Price £1,095,000

- Individual barn conversion
- Grade II* Curtilage Listed
- 10 Year build warranty
- High specification throughout
- Sitting room with wood burning stove
- 0.65 of an acre plot
- Driveway and garage
- Planning approval for a double bay cart lodge

A stunning barn conversion which sits comfortably within a gated 0.65 of acre plot. The property enjoys an abundance of natural light and exceptional craftsmanship throughout, together with an extensive driveway and 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.

GLAZED DOOR

leading into the property.

ENTRANCE HALL

Glazed entrance door, attractive redbrick fireplace with wood burning stove, exposed timbers, windows providing a good degree of natural light, doors to adjoining rooms, door into the plant cupboard.

SITTING ROOM

Glazed tilt and turn window and door to side aspect, glazed French doors to the rear, feature redbrick fireplace with wood burning stove. Stepping up into:

DINING AREA

Windows to the front and rear aspects, leading into:

KITCHEN

Fitted with base and eye level units, quartz worktops, double butler sink, Neff combi-oven and oven, integrated fridge/freezer, dishwasher, induction hob with integrated extractor, windows to front and rear aspect, doorway leading into:

UTILITY ROOM

Fitted with base and eye level units, ceramic basin, space for double stacked washing machine and tumble dryer, loft access, windows to the front aspect and external doors to the front and rear, opening into:

OFFICE

SHOWER ROOM

Off the Utility Room, with wash hand basin vanity unit below, w.c., heated towel rail, and a shower.

MAIN BEDROOM

Windows to front and side aspect opening into:

DRESSING ROOM

Door into:

ENSUITE

Comprising ceramic basin, vanity unit beneath, low level w.c., shower with dual head, panelled bath with shower attachment, window to the side aspect.

BEDROOM 2

Windows to the side aspect and also with turn and tilt doors.

BEDROOM 3

Window to the side aspect, turn and tilt doors.

FAMILY BATHROOM

Comprising ceramic basin, vanity unit beneath, low level w.c., panelled bath with shower attachment, separate shower with dual head and a heated towel rail.

OUTSIDE

A pair of electric timber gates leading into the property with a block paved driveway providing off-street parking for several vehicles.

Front garden laid to lawn with mature hedging to the front providing a good degree of seclusion.

Rear garden with raised decking area perfect for al fresco entertaining, the remainder of the garden is laid to lawn with mature trees bordering providing a good degree of seclusion.

The property is a new conversion LPG gas central heating.

GARAGE

A pair of timber doors to access, power and lighting.

PLANNING PERMISSION

There is approved Planning Permission for a double bay cart lodge to the front of the property.

AGENT'S NOTES

- Tenure - Freehold
- Council Tax Band - To be assessed
- Property Type - Detached house
- Property Construction - Brick, flint and block with tiled roof
- Number & Types of Room - Please refer to the floorplan
- Square Footage - 2218
- Parking - Garage and driveway for approximately 6-8 vehicles

UTILITIES/SERVICES

- Electric Supply - Mains
- Water Supply - Mains
- Sewerage - Private sewerage treatment plant
- Heating - LPG underfloor heating and open fires
- Broadband - Fibre to the Cabinet available in area
- Mobile Signal/Coverage - Good

- Flood risk - The eastern boundary adjoins Flood Risk 3, however, the vendor has advised that the property has never flooded
- Listed - Grade II* Curtilage Listed
- Conservation Area - Yes


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

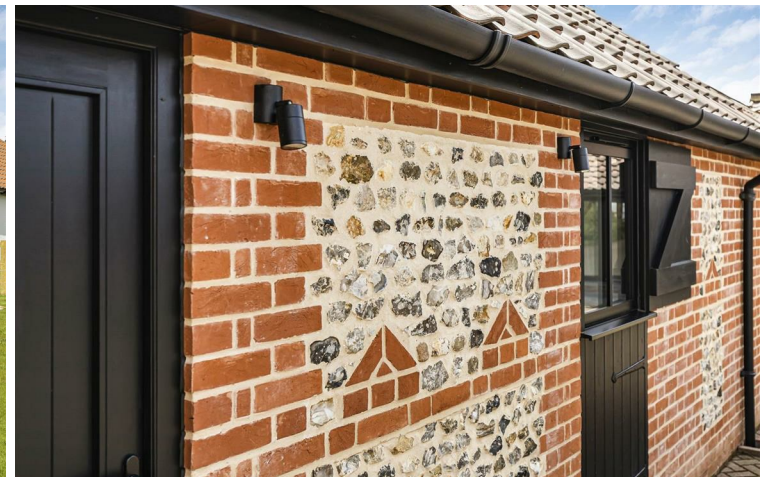
VIEWINGS

By appointment through the Agents.



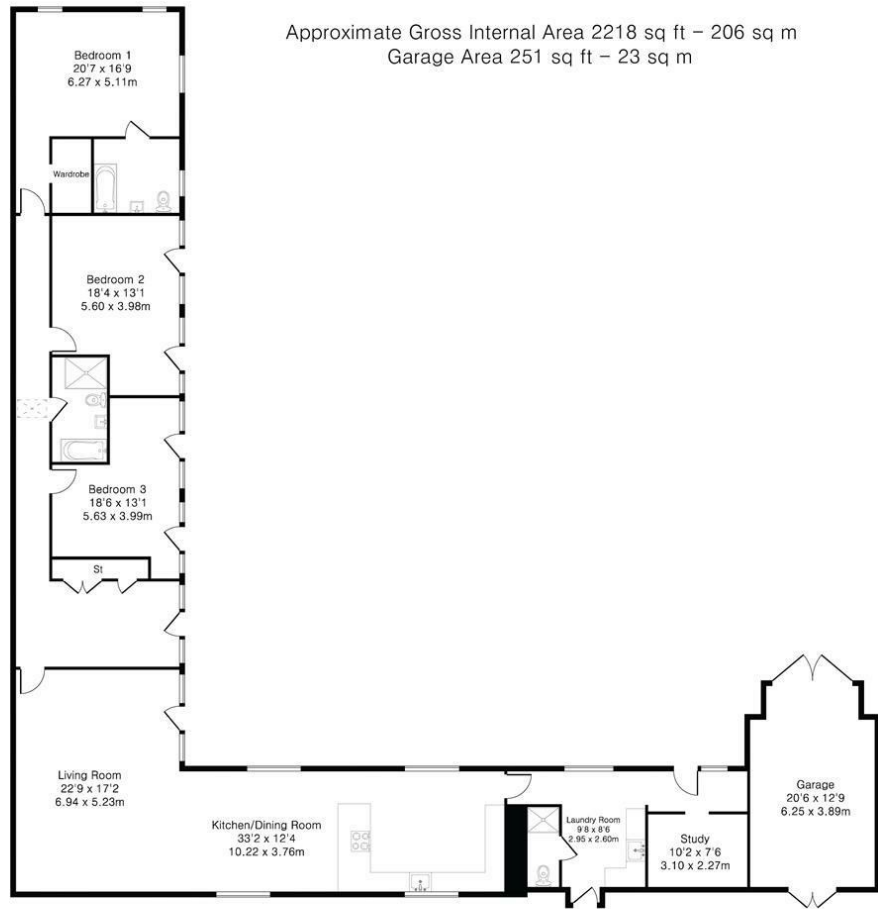


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Guide Price £1,095,000
 Tenure - Freehold
 Council Tax Band - New Build
 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.