



Thaxted Road, Debden, CB11 3LS

CHEFFINS

Thaxted Road

Debden,
CB11 3LS

- A characterful modern home
- 0.51 of an acre plot
- Four double bedrooms (two with en suites)
- Large, level, south facing garden
- Ample off-street parking
- Stunning location on outskirts of village

A characterful modern home which sits comfortably within a 0.51 of an acre plot in an idyllic rural location. The property has been finished to a high specification throughout and enjoys an abundance of natural light. No upward chain.

4 3 3

Guide Price £1,250,000





LOCATION

The much sought after and highly regarded village of Debden offers a fine church, excellent primary school, shop, recreational ground and popular public house. 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 either Bishop's Stortford (Junction 8) or Stump Cross (Junction 9).

The Gatehouse is an exemplary modern, yet individual, family home nestled in an idyllic rural location with stunning views over the adjoining countryside. The high efficiency property (EPC rating B) offers a charming blend of modern and characterful features with an abundance of natural light. This beautifully presented 4-bedroom home is ideally located just a short distance from Saffron Walden and Thaxted, in the sought after village of Debden.

On entering the property, you are welcomed by a vaulted hallway, flooded with natural light from the feature window on the staircase with views out to the countryside. The spacious, open plan kitchen/diner offers the ideal hub of the house for modern living with a central breakfast island and integrated appliances, triple aspect windows and bi-folding doors to the expansive garden. The sitting room with its French doors invites a seamless transition to the garden during the summer months and a cosy inglenook fireplace with a wood burning stove for the winter months. There is also a versatile home office with large window overlooking the front garden, utility room, and WC. The ground floor is served by underfloor heating throughout.

The first floor is accessed via a stunning staircase with glass balustrade and feature light fitting. There are four spacious double bedrooms, all with built-in wardrobes, two of which also have modern en suite bathrooms. An additional family bathroom has beautiful floor tiling, wood panelled walls and a luxurious standalone roll-top bath.

Outside the plot extends to over half an acre, showcasing incredible views to all aspects. The rear garden features a south-facing Indian sandstone terrace, perfect for al fresco entertaining, as well as an extensive, level lawn. To the rear

of the garden is a west-facing decked terrace to enjoy the sunset, with an adjoining tree house and a bridge providing direct access to the adjoining byway and a network of footpaths and bridleways.

PLANNING PERMISSION

There is approved planning permission for a detached triple bay cartlodge incorporating a store and living accommodation over. The foundations are already in place, holding the approval in perpetuity. Full details can be found on the Uttlesford Planning website under reference UTT/23/1061/HHF.

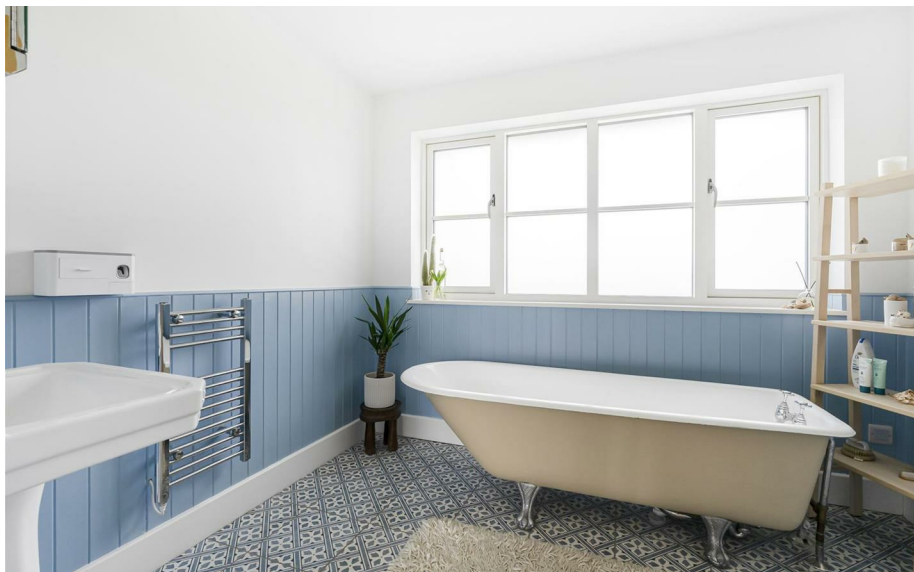
VIEWINGS

By appointment through the Agents.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £1,250,000
 Tenure – Freehold
 Council Tax Band – G
 Local Authority – Uttlesford

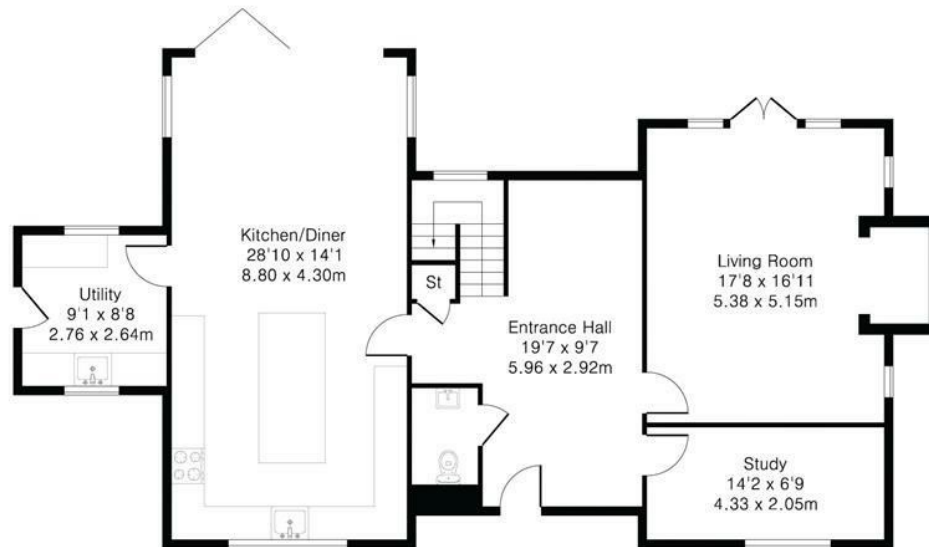




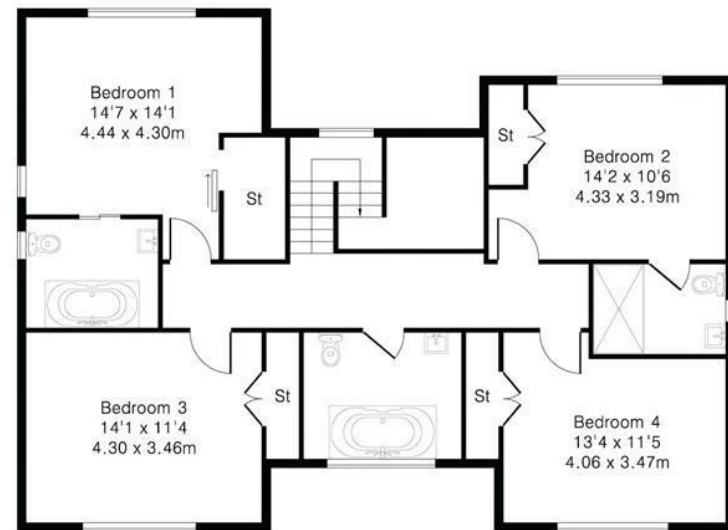
Approximate Gross Internal Area 2191 sq ft - 203 sq m

Ground Floor Area 1134 sq ft – 105 sq m

First Floor Area 1057 sq ft – 98 sq m



Ground Floor



First Floor



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions. More details can be found at:

<https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | cheffins.co.uk

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.

