



Thaxted Road, Wimbish, CB10 2XP

CHEFFINS

Thaxted Road

Wimbish,
CB10 2XP

- Stunning, unlisted farmhouse
- Beautifully presented throughout
- Numerous character features
- Mature grounds of approx. 1.14 acres
- Triple bay cart lodge
- Additional land and barn by separate negotiation

A substantial unlisted period farmhouse set in a stunning rural location. The property retains a wealth of original character together with a triple cart lodge and mature gardens. In addition is a detached barn and tennis court with land available by separate negotiation.

6 4 3

Guide Price £1,400,000





LOCATION

The property is located on the outskirts of the popular village of Wimbish which is about 3 miles from the market town of Saffron Walden where there is an excellent range of shopping, schooling and recreational facilities and about 3 miles from the historic town of Thaxted. Audley End mainline station with trains to London Liverpool street is approximately 5 miles distant and Newport station is 3 miles distant, the M11 access point at Bishop's Stortford (junction 8) and Stansted Airport are 13 miles distant. Within walking distance there is a convenience store and less than a mile is a cafe and garden centre.

GROUND FLOOR

RECEPTION HALL

Glazed entrance door with glazed panels to either side and large porch over, engineered oak flooring and solid timber doors to adjoining rooms.

KITCHEN/BREAKFAST ROOM

Fitted with a range of base and eye level units with worktop space over, two oven Aga, sink unit and windows to two aspects overlooking the garden. A pair of doors providing access to the dining room and further door to:

UTILITY ROOM

Space and plumbing for washing machine with tumble dryer over, butler sink, glazed door with adjoining window providing access to the outdoor space.

DINING ROOM

Window overlooking the garden.

STUDY

Open fireplace and window overlooking the garden.

SITTING ROOM

A spacious room enjoying a good degree of natural light via a number of windows and glazed doors providing views and access to the garden. Fireplace with inset stove and staircase rising to the first floor.

INNER HALLWAY

Window to the front aspect, door to staircase leading down to the cellar and further door to:

SIDE LOBBY

Window overlooking the garden, wash basin, coats cupboard and exposed brick flooring. Obscure glazed door providing access to the outdoor space and driveway.

CLOAKROOM

Comprising WC with hidden cistern, exposed brick flooring and window.

CELLAR

Currently used for storage, with power and lighting connected.

FIRST FLOOR

LANDING

A spacious landing with solid timber doors to the adjoining rooms, exposed timbers and window overlooking the courtyard.

BEDROOM 1

A stunning vaulted room with exposed timber framing and windows to two aspects. An open tread staircase leads to a large walk-in wardrobe and dressing area which could also be utilised as a study or reading area, with further exposed timber framing and two large skylights.

EN SUITE

Comprising shower enclosure, WC with hidden cistern, vanity wash basin and window.

BEDROOM 2

Built-in wardrobe and window overlooking the garden and pond.

BATHROOM

Comprising contemporary free-standing bath, vanity wash basin, WC with hidden cistern and window overlooking the garden.

BEDROOM 3

Built-in wardrobe, exposed timbers and large window overlooking the central courtyard.

BEDROOM 4

Built-in wardrobe, exposed timbers and window overlooking the central courtyard.

BEDROOM 5

Built-in wardrobe and window overlooking the garden.

SHOWER ROOM

Comprising shower enclosure, vanity wash basin and WC.

BEDROOM 6

Windows to two aspects, built-in wardrobes and exposed floorboards.

EN SUITE

Comprising shower enclosure, vanity wash basin, low level WC, built-in cupboard and window overlooking the garden.

OUTSIDE

The property is accessed via a long, sweeping driveway, shared with the neighbouring residents of Elms Farm Estate. The Farmhouse is set in approximately 1.14 acres and provides a stunning outdoor space, having matured over a number of years to include lawned gardens, a number of established trees and hedging, large pond and terraces. In addition to the main house is a triple bay open cartlodge.

ADDITIONAL LAND

In addition to the main house and garden is the option to purchase additional land by separate negotiation, referencing site plan lot 5 (detached barn) and lot 6 (tennis court). Please call the agent for further details.

AGENT'S NOTES

- Tenure - Freehold
- Council Tax Band - H
- Property Type - Detached house
- Property Construction - Timber framed, lathe & plaster and breeze block with tiled roof
- Number & Types of Room - Please refer to the floorplan
- Square Footage - 3,573.94 sqft
- Parking - Triple bay cartlodge and driveway
- Listed - No
- Conservation Area - No
- UTILITIES/SERVICES
- Electric Supply - Mains
- Water Supply - Mains
- Sewerage - Private septic tank
- Heating - Oil fired boiler with radiators and wood burner
- Broadband - Fibre to the Property
- Mobile Signal/Coverage - OK
- RIGHTS OF WAY, EASEMENTS, COVENANTS
- Shared driveway with shared cost - there will be easements for access for the other properties on Elms Farm
- There is a public footpath to the side of the driveway that runs around the property

BUILDING SAFETY

- The vendor has made us aware that, to the best of their knowledge, there is no asbestos present at the property.
- The vendor has made us aware that, to the best of their knowledge, there is no unsafe cladding present at the property.
- The vendor has made us aware that, to the best of their knowledge, the property is not at risk of collapse.

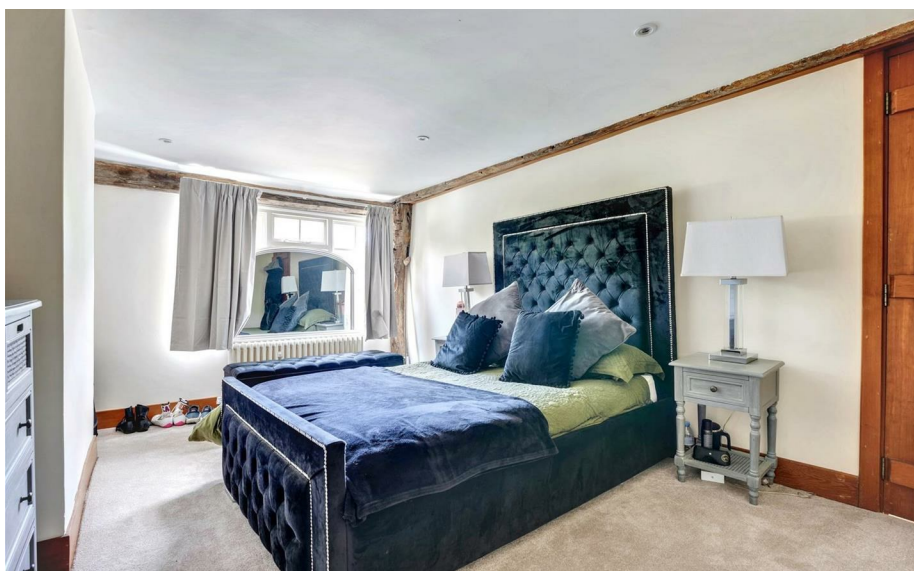
ACCESSIBILITY / ADAPTATIONS

- The vendor has made us aware that, to the best of their knowledge, there have been no adaptations made to the property for accessibility requirements during their ownership.

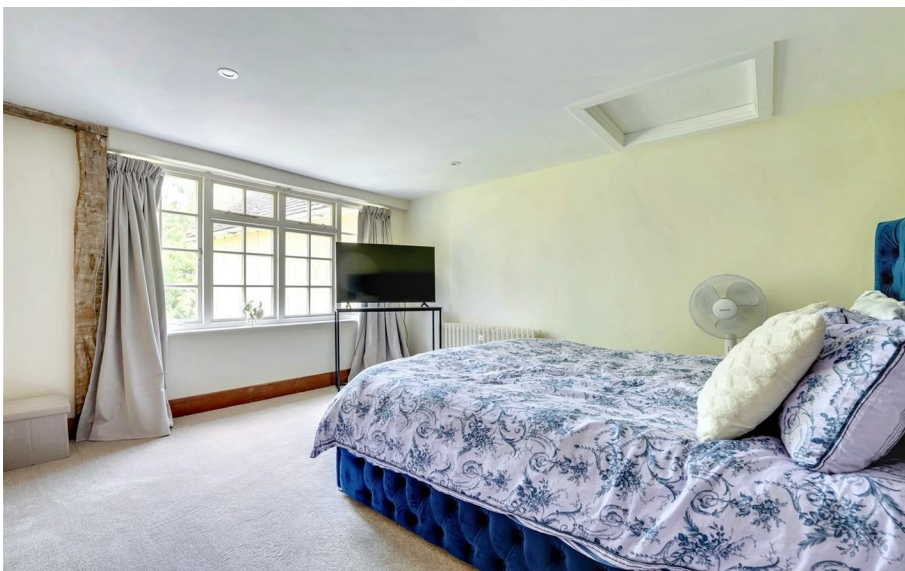
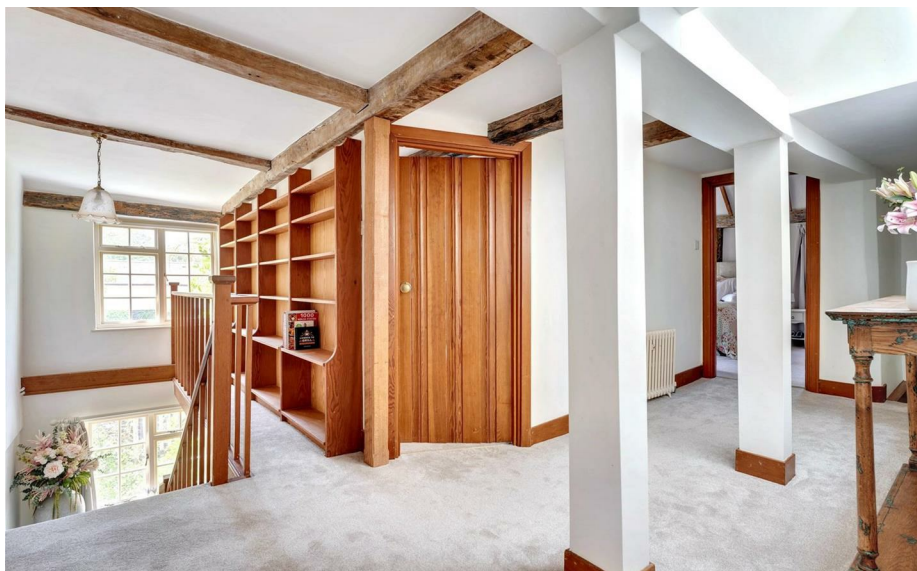
VIEWINGS

By appointment through the Agents.












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		73
(81-91) B		
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £1,400,000

Tenure – Freehold

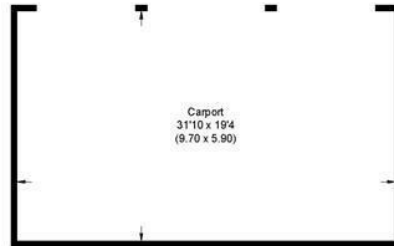
Council Tax Band – H

Local Authority – Uttlesford

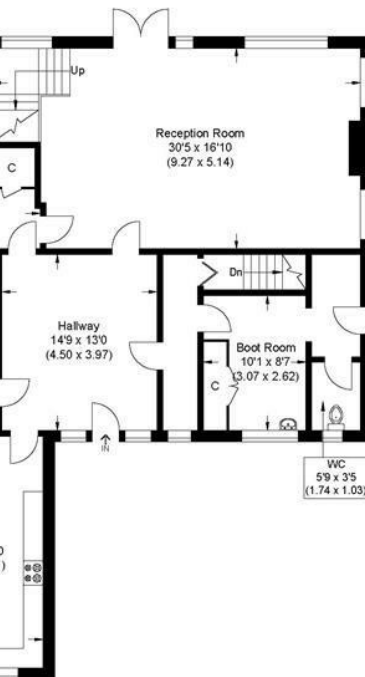




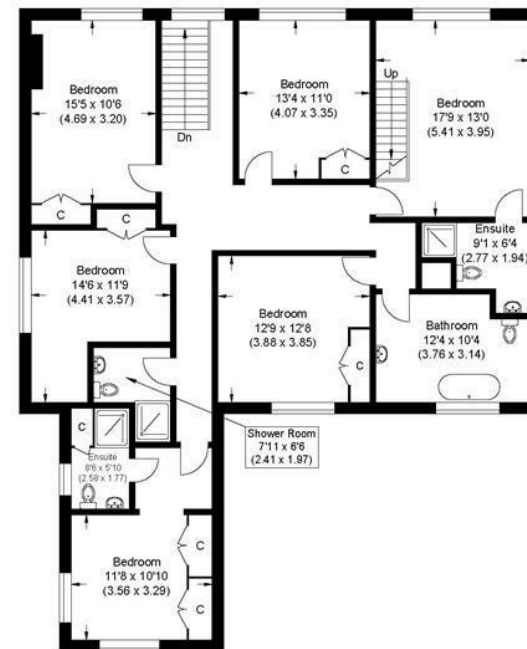
Approximate Gross Internal Area
 332.03 sq m / 3573.94 sq ft
 (Excludes Cellar & Carport)
 Cellar Area 15.39 sq m / 165.65 sq ft
 Carport Area 57.23 sq m / 616.01 sq ft



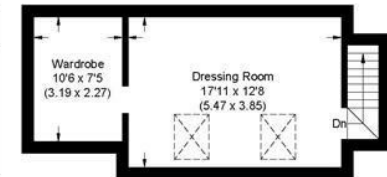
Lower Ground Floor



Ground Floor



First Floor



Second Floor



For more information on this property please refer to the Material Information Brochure on our website.
Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.

