



Newbiggen Street, Thaxted, CM6 2QS

**CHEFFINS**

## Newbiggen Street

Thaxted,  
CM6 2QS

- Grade II Listed cottage
- Inglenook fireplace with wood burning stove
- Refitted kitchen
- Four bedrooms
- Private rear garden and outbuilding

An attractive Grade II Listed residence situated in a prominent position within the town. The property offers well proportioned accommodation and a wealth of period features, together with a private rear garden and outbuilding.

4 2 2

**Guide Price £500,000**





## LOCATION

Thaxted is a medieval market town featuring many historic buildings, Guildhall and Church. There is a range of amenities provided locally including an excellent primary school, a variety of shops, restaurants and award winning cafe, weekly market as well as doctors and dentists surgeries, petrol station and full garage services. 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

### ENTRANCE HALL

Entrance door and doors to adjoining rooms.

### LIVING ROOM

Attractive inglenook fireplace with wood burning stove, window to the front aspect and glazed French doors to the rear aspect.

### DINING ROOM

Inglenook fireplace, window to the front aspect and door to:

### INNER HALL

Staircase rising to the first floor and door to:

### KITCHEN

Fitted with a range of base and eye level units with worktop space over, electric double oven, four ring induction hob with extractor hood over, ceramic sink unit, integrated dishwasher and space for fridge. Windows to the rear aspect, understairs storage cupboard and pantry cupboard. Doors to adjoining rooms.

### UTILITY ROOM

Fitted with base and eye level units with space and plumbing for washing machine and free standing fridge and

freezer and wall-mounted gas fired combi boiler. Window to the side aspect and glazed external door.

### BATHROOM

Comprising ceramic wash basin with vanity unit beneath, low level WC, panelled bath with shower over, heated towel rail and obscure glazed window to the rear aspect.

## FIRST FLOOR

### LANDING

Doors to adjoining rooms and access to the loft space.

### BEDROOM 1

Window to the front aspect, fitted wardrobe with bi-folding door and further built-in storage cupboard.

### BEDROOM 2

Window to the front aspect.

### SHOWER ROOM

Comprising ceramic wash basin with vanity unit beneath, low level WC, corner shower enclosure with electric shower, heated towel rail and obscure glazed window to the rear aspect.

### BEDROOM 3

Window to the side aspect and door to storage cupboard.

### BEDROOM 4

Window to the rear aspect.

### OUTSIDE

To the front of the property there is gated side access to a central paved walkway with beautiful flowerbed borders and an attractive flint wall, which in turn leads to the barn. There is gated access to the rear garden which has a paved terrace for al fresco entertaining and a storage shed with pantiled roof.

### BARN

Door and window to the front aspect, the barn provides a useful storage area.

### VIEWINGS

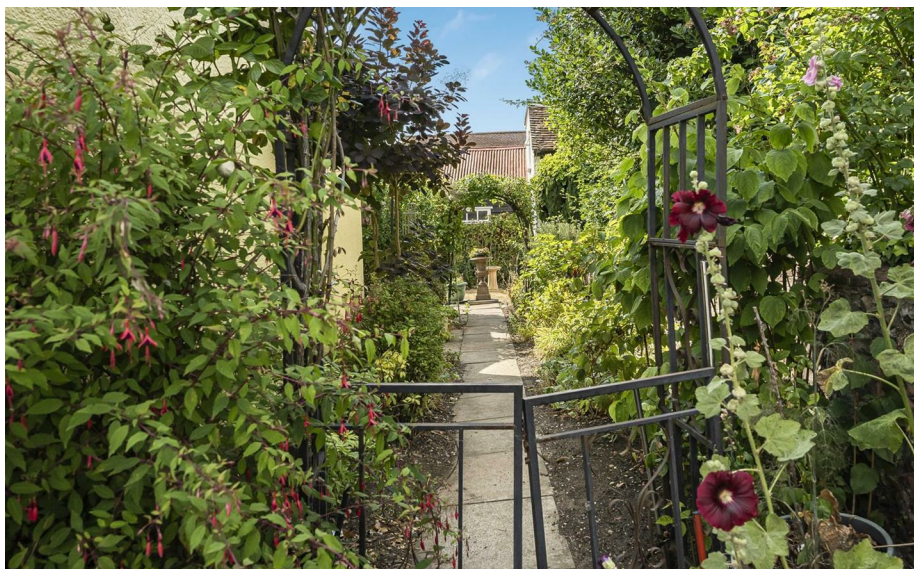
By appointment through the Agents.





Guide Price £500,000  
Tenure - Freehold  
Council Tax Band - D  
Local Authority - Uttlesford

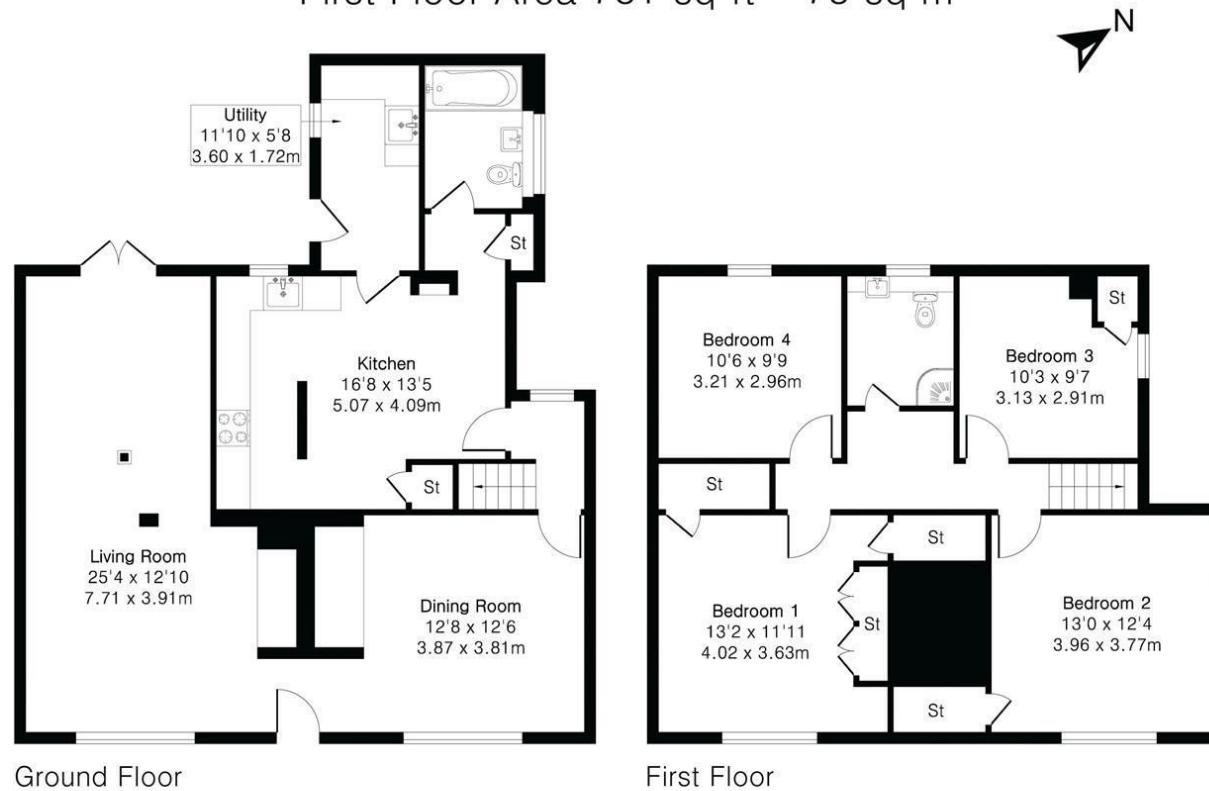




**Approximate Gross Internal Area 1740 sq ft - 162 sq m**

Ground Floor Area 959 sq ft – 89 sq m

First Floor Area 781 sq ft – 73 sq m



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.

