



MOSSCOTTS, THAXTED

GUIDE PRICE – £569,950

- 4 DOUBLE BEDROOM DETACHED HOUSE
- LARGE KITCHEN DINING ROOM
- LIVING ROOM WITH FRENCH DOORS TO REAR ENTERTAINING PATIO
- UTILITY ROOM
- DOWNSTAIRS CLOAKROOM
- PRINCIPAL BEDROOM WITH EN-SUITE
- FOUR PIECE FAMILY BATHROOM
- ARTIFICIAL LAWN TO FRONT
- BLOCK-PAVED DRIVEWAY SUPPLYING PARKING AND ACCESS TO GARAGE
- LOW MAINTENANCE SOUTH FACING REAR GARDEN

We are pleased to offer this beautiful 4 double bedroom detached house on the edge of Thaxted. The property comprises a large kitchen dining room, a living room with French doors and sidelights to rear, a separate utility room and cloakroom. To the top floor, there are four double bedrooms, with the principal bedroom enjoying an en-suite, bedroom 1 and 2 with built-in storage, and a four piece family bathroom.

Externally, the property enjoys low-maintenance artificial lawn to the front, a block-paved driveway supplying off-street parking for one vehicle and access to garage with up-and-over door and access to rear garden. There is a further personnel gate from the driveway leading into the rear garden, which is laid to low maintenance of patio and stone with a variety of well-stocked shrub and herbaceous flower beds, pergola with climbing rose and a feature pond.





With front door opening into;

Entrance Hall

With stairs rising to first floor landing with under stairs storage cupboard, fitted carpet, power points, wall mounted radiator, window to side, doors to rooms.

Cloakroom

Comprising a low level WC with integrated flush, wall mounted wash hand basin with mixer tap and tiled splashback, wall mounted radiator, ceiling lighting, extractor fan, tiled flooring.

Kitchen Dining Room 30'1" x 11'10" max

Dining Area

With feature bay window to front overlooking communal meadow, tiled flooring, further window to side, cupboard housing fuseboard, inset ceiling downlighting, wall mounted radiators, power points.

Kitchen Area

Comprising an array of eye and base level cupboards and drawers with complimentary black granite worksurface, 1 1/2 bowl single drainer stainless steel sink unit with mixer tap, integrated Neff dishwasher, bin store, integrated Neff double oven, Neff induction hob with extractor fan above, integrated fridge freezer, inset ceiling downlighting, counter display lighting, large window to rear, tiled flooring, power points, large storage cupboard, smoke alarm, door through to;

Utility Room 8'7" x 5'8"

Comprising an array of eye and base level cupboards and drawers with 1 1/2 bowl single drainer stainless steel sink unit with mixer tap, recess for washing machine and tumble dryer, cupboard housing boiler, power point, wall mounted radiator, inset ceiling downlighting, smoke alarm, extractor fan, window to side, tiled flooring, door leading out to rear garden.

Living Room 17'10" x 12'1"

With large window to front and further French doors and sidelights to rear garden, ceiling lighting, fitted carpet, wall mounted radiators, feature fireplace with stone surround, power points.

First Floor Landing

With access to loft, fitted carpet, ceiling lighting, smoke alarm, wall mounted radiator, power point, airing cupboard housing pressurised hot water cylinder with slatted shelving, doors to rooms.

Bedroom 1 – 13'2" x 10'8"

With large window overlooking rear garden, large built-in wardrobe with mirrored sliding doors, shelving and hanging rail within, wall mounted radiator, fitted carpet, power points, pendant lighting, door through to;

En-Suite 8'3" x 4'5"

With obscure window to side, low level WC with integrated flush, fully tiled and glazed shower cubicle with integrated shower, wall mounted wash hand basin with mixer tap, tiled splashback and storage beneath, wall mounted storage cabinet, half-tiled surround, tiled flooring, wall mounted chromium heated towel rail, extractor fan, inset ceiling downlighting.

Bedroom 2 – 14'4" x 11'1"

With large window to front overlooking communal meadow, built-in storage cupboard with hanging rail and shelving within, fitted carpet, power points, wall mounted radiator, ceiling lighting.

Bedroom 3 – 12'0" x 9'1"

With large window to front overlooking communal meadow, fitted carpet, wall mounted radiator, power points, ceiling lighting.

Bedroom 4 – 12'0" x 9'1"

With large window to rear, fitted carpet, wall mounted radiator, power points, ceiling lighting.

Family Bathroom

Comprising a four piece suite of panel enclosed bath with mixer tap and shower attachment, a fully tiled and glazed shower cubicle with integrated shower, low level WC with integrated flush, wall mounted wash hand basin with mixer tap, tiled splashback and storage beneath, wall mounted chromium heated towel rail, obscure window to side, extractor fan, inset ceiling downlighting, wall mounted electric shaving point, half-tiled surround, tiled flooring.

OUTSIDE

Externals

With block-paved pathway leading to front door with artificial lawn laid for low maintenance and retained by hedging.

The Rear

To the rear, there is a block-paved driveway supplying off-street parking with access to garage with electric up-and-over door, power within, personnel door to rear garden, further personnel gate from driveway into;

South Facing Rear Garden

Laid to low maintenance of patio and stone with a variety of well-stocked shrub and herbaceous flower beds, pergola with climbing rose and feature pond all retained by close boarded fencing and walling, outside lighting and water point can also be found.



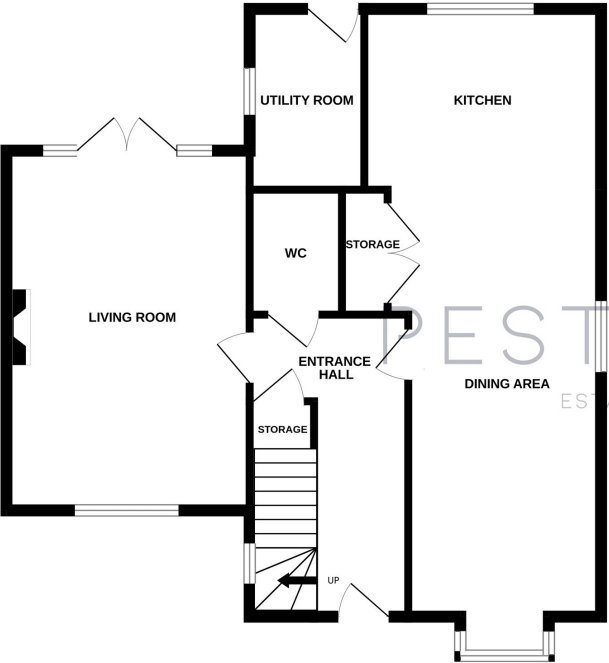
DETAILS

EPC

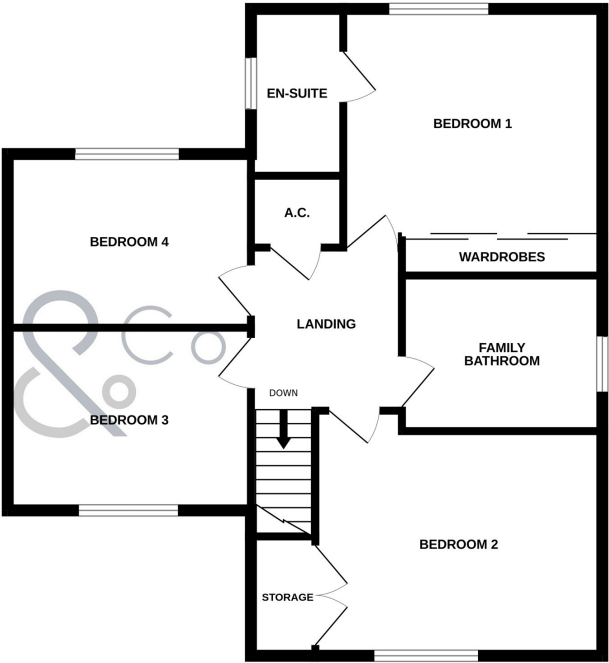
Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

GROUND FLOOR
743 sq.ft. (69.0 sq.m.) approx.



1ST FLOOR
769 sq.ft. (71.5 sq.m.) approx.

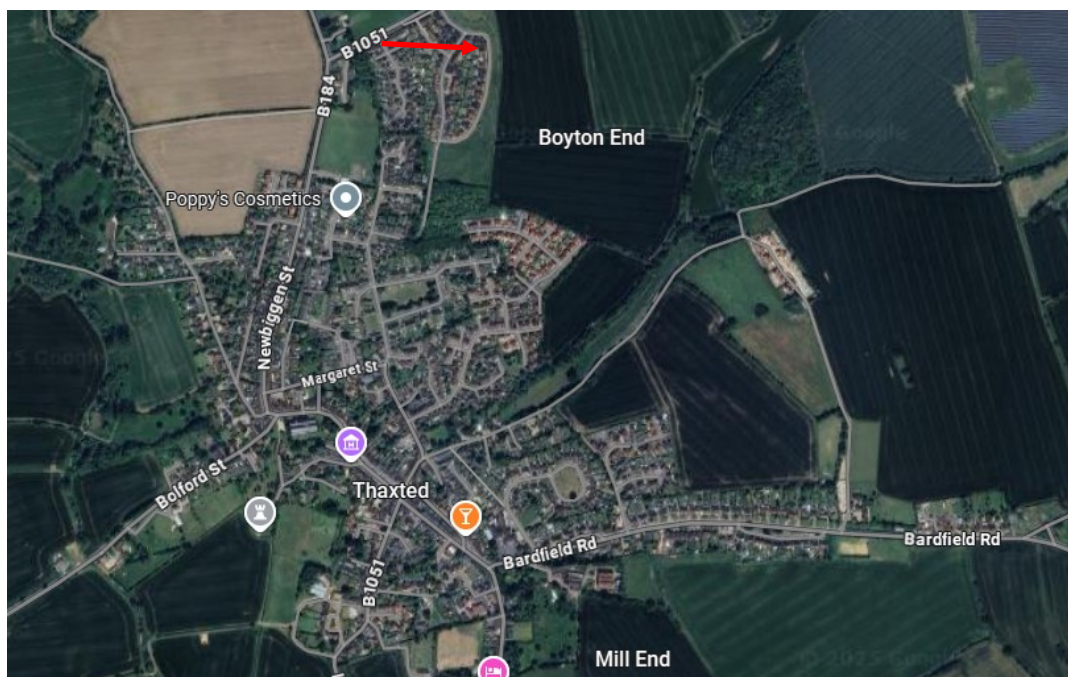


TOTAL FLOOR AREA : 1512 sq.ft. (140.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GENERAL REMARKS & STIPULATIONS

Mosscotts is located on the edge of the magnificent Medieval town of Thaxted, Essex with all the day to day amenities of life available within walking distance. Home to the distinguished Guildhall, eminent Thaxted Church and the restored John Webb's Windmill, Thaxted has a wonderful history which dates back to before the Domesday Book. Set against a backdrop of exquisite architecture, Thaxted is considered to be the jewel in the crown of Essex. The town is resplendent in architectural interest, unique in character with a flourishing community which remains today what it has been for the last ten centuries - a thriving town which moves with the times, but also embraces its heritage with admirable respect. The market town of Great Dunmow is also close by offering schools, shopping, restaurants, public houses and many more recreational facilities. Further to this Great Dunmow also offers the A120 supplying further access to M11/M25 and of course London Stansted International Airport.

DIRECTIONS



FULL PROPERTY ADDRESS

6 Mosscotts, Thaxted, Dunmow, Essex, CM6 2FJ

COUNCIL TAX BAND

Band F

SERVICES

Gas fired central heating, mains drainage and water

LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron Walden, CB11 4ER

AGENTS NOTE: We believe the information provided in this brochure is accurate as of the date 28/04/2025. The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

PESTELL & Co

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ESTABLISHING OURSELVES AS LEADING LOCAL AGENTS FOR OVER 34 YEARS!



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Would you like a free home valuation?

Want to change agent and get your property sold?

Do you have a property that you would like to rent but uncertain how to go about it?

Interested in land acquisition?

Do you have a commercial property to sell or let?

Are you a developer looking for an agent to market or value your site?