

# PESTELL & Co

ESTABLISHED 1991



## STONEY LANE, THAXTED

GUIDE PRICE – £395,000

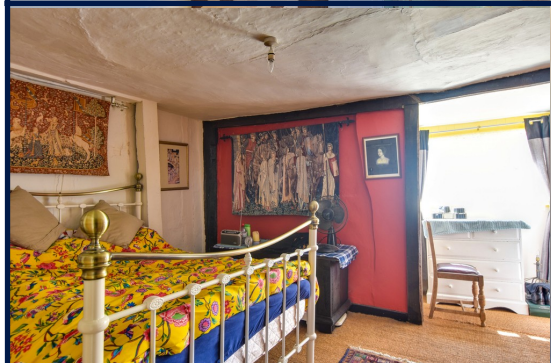
- 2 BEDROOM MID-TERRACED
- 1530 - GRADE I
- FULL OF HISTORY AND CHARACTER
- WITHIN THE HEART OF THE HISTORIC MARKET TOWN
- 2 LARGE DOUBLE BEDROOMS
- LIVING ROOM DINER
- SITTING ROOM/HOME OFFICE
- KITCHEN & UTILITY
- LARGE BASEMENT



Dick Turpin's Cottage, a Grade I 1530's mid-terraced house, located within the very heart of the historical cutlery town of Thaxted, offers a wealth of character and charm whilst comprising sizeable accommodation of two large double bedrooms, two reception rooms, kitchen and utility, family bathroom, basement and rear courtyard.







Timber door opening into:

### **Entrance Hall**

With ceiling lighting, wood effect laminate flooring, door to basement, and door to:

### **Sitting Room 9'11" x 8'10"**

With Georgian window to front along with two additional leaded windows, ceiling lighting, solid oak wide board flooring, wall mounted radiator, telephone and power points, door and side lights into:

### **Living Room Diner 12'4" x 11'5"**

With feature wood burning fireplace, ceiling lighting, solid oak wide board flooring, wall mounted radiator, telephone and power points, door and stairs to first floor landing, additional door to:

### **Kitchen**

Comprising an array of base level units with oak work surface, under sunk butler sink with mixer tap over, mosaic tiled splash back, Georgian style window to rear, ceiling lighting, extractor fan, tiled flooring, wall mounted radiator, power points, door to:

### **Utility Room**

With recess, power and plumbing for both fridge freezer and washing machine, wall mounted gas boiler, ceiling lighting, window to rear, stable door to rear courtyard.

### **First Floor Landing**

With ornate windows to front, exposed timber to walls, painted timber flooring, ceiling lighting, smoke alarm, wall mounted radiator, storage cupboard, door to second floor bedrooms and additional doors to rooms:

### **Bedroom 2: 12'11" x 11'1"**

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

### **Family Bathroom**

Comprising a three-piece suite of freestanding rolled topped bath with claw and ball feet and mixer tap with shower attachment, close couple W.C., vanity mounted wash hand basin with mixer tap and storage beneath, wall mounted radiator, ceiling lighting, wall mounted electric heater, ornate window to front, exposed timbers to walls, solid oak flooring.

### **Bedroom 1: 19'7" x 12'5"**

With windows to both front and rear aspects, ornate exposed timber walls, telephone, TV and power points, fitted carpet, ceiling and wall mounted lighting, recess with Velux window, door to:

### **Eaves W.C.**

Comprising close coupled W.C., vanity mounted wash hand basin with mixer tap and tiled splash back, ceiling lighting, painted timber flooring.



# OUTSIDE

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## Rear Courtyard

Laid completely to lavender slate shingle with personnel rear gated access.



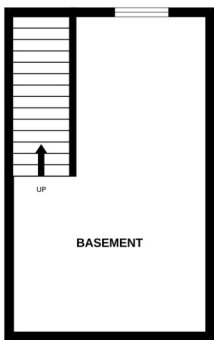
# DETAILS

## EPC

## EPC EXEMPT

## FLOOR PLAN

BASEMENT  
246 sq.ft. (22.9 sq.m.) approx.



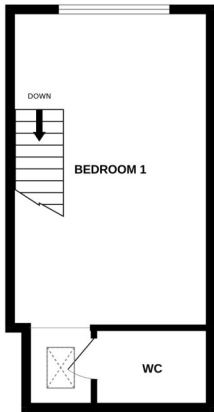
GROUND FLOOR  
387 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR  
307 sq.ft. (28.5 sq.m.) approx.



2ND FLOOR  
296 sq.ft. (27.5 sq.m.) approx.



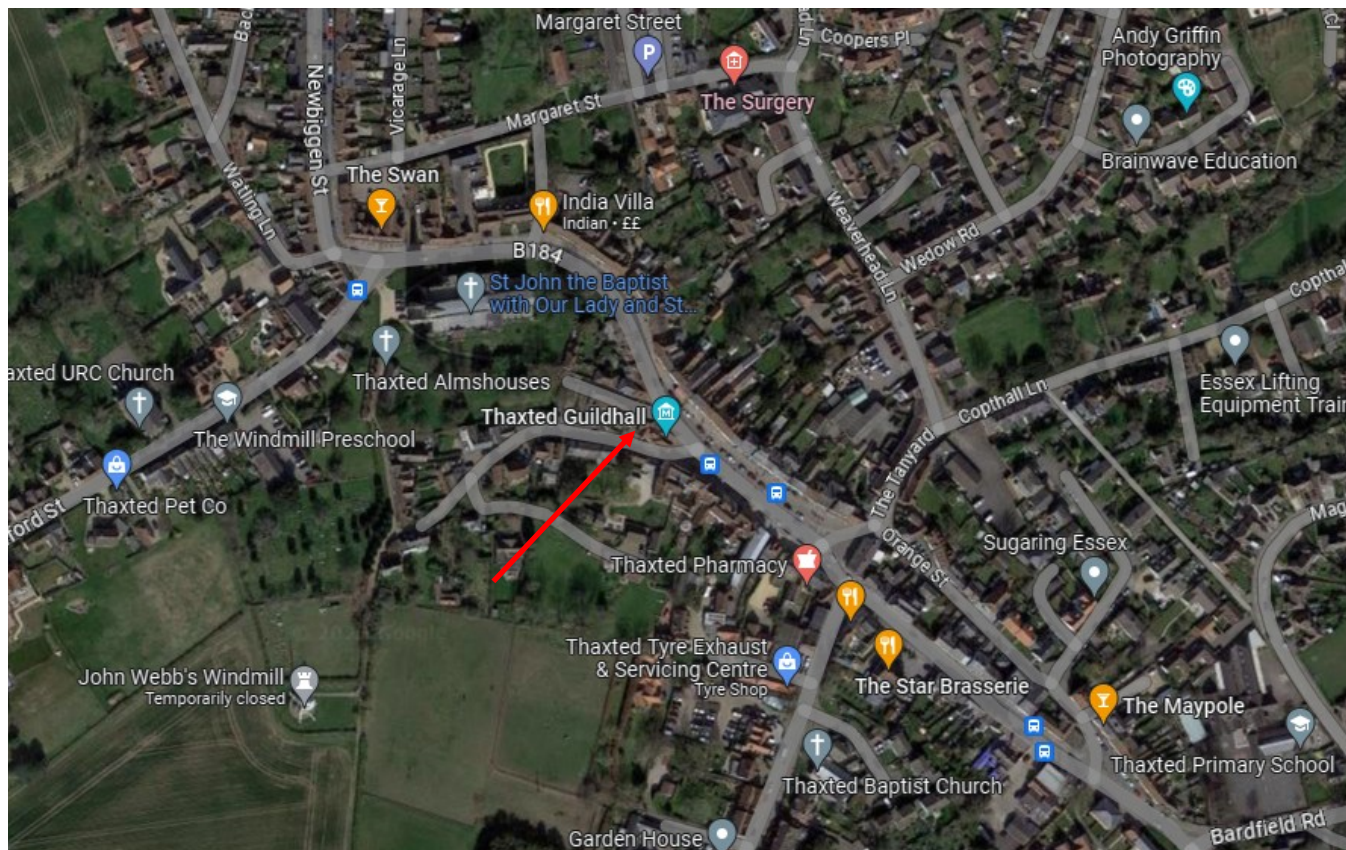
TOTAL FLOOR AREA : 1237 sq.ft. (114.9 sq.m.) approx.

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

Excellent location within the very heart of the Medieval market town of Thaxted that is steeped in history and retains an abundance of character to this day. The town boasts three public houses, various restaurants, a bakery, petrol station and various independent shops along with a primary school and doctors surgery. Some of the beautiful landmarks Thaxted has to offer include the stunning Guild Hall, Thaxted Parish Church, and John Webbs Windmill. Thaxted is approximately seven miles from the popular town of Saffron Walden and approximately six miles from the bustling market town of Great Dunmow. The mainline stations of Bishop's Stortford, Elsenham & Newport all serve London Liverpool Street, Cambridge and Stansted Airport, also the M11 motorway is only a short drive, giving easy onward access to London (Jct 8) and the north (Jct 10).



## FULL PROPERTY ADDRESS

Dick Turpins Cottage, 3 Stoney Lane, Thaxted,  
Essex CM6 2PF

## COUNCIL TAX BAND

Band E

## 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 supplied in this brochure is accurate as of the date 23/06/2025. 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.

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ESTABLISHING OURSELVES AS LEADING LOCAL AGENTS FOR OVER 34 YEARS!



WE HAVE IT COVERED, DON'T HESITATE TO CONTACT ONE OF OUR EXPERIENCED TEAM FOR FURTHER INFORMATION!

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?