



Prouds Farm, Walden Road  
CM6 2RG



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS



# Prouds Farm

Walden Road | Thaxted | CM6 2RG

## Offers Over £1,500,000

- Grade II\* listed 14th-century former Hall House of significant historic interest, offering almost 4,141 sq ft of accommodation
- Wealth of original features including exposed beams, historic joinery and period fireplaces
- Elegant reception rooms designed for family living and entertaining, with dual staircases to six bedrooms arranged over two floors, offering flexible and characterful accommodation
- Detached barn and separate Annexe with strong income or guest potential
- Exceptional outdoor lifestyle amenities including heated swimming pool, tennis court and games room
- Set within approximately 10.95 acres of gardens, woodland walks and pastureland

### The Property

Prouds Farm is a rare opportunity to acquire a historic country house of genuine architectural significance, offering elegant family accommodation, extensive grounds and exceptional lifestyle amenities — all within reach of some of north-west Essex and south Cambridgeshire's most desirable locations.

### The Setting

Set amidst rolling countryside, Thaxted is one of north-west Essex's most picturesque and characterful market towns, renowned for its rich history and strong sense of community. The town is instantly recognisable for its iconic 14th-century Guildhall and the impressive Church of St John the Baptist, which together create a striking and much-loved townscape. The centre of Thaxted offers a selection of independent shops, cafés, public houses and restaurants, complemented by regular markets and local events. Surrounded by open countryside, the area is ideal for walking, riding and other outdoor pursuits, with an extensive network of footpaths, bridleways and quiet country lanes.

Despite its rural setting, Thaxted is well connected. Mainline rail services from Stansted Mountfitchet and Audley End provide direct links to London Liverpool Street and Cambridge, while road connections via the M11 and A120 offer easy access to London, the Midlands and Stansted Airport. The town lies close to the highly regarded market town of Saffron Walden, with its excellent range of shops, schools and amenities, and is approximately 20 miles from Cambridge, offering world-class cultural, educational and recreational facilities. Combining historic charm, countryside living and excellent connectivity, Thaxted remains a highly desirable location for those seeking an authentic and well-balanced country lifestyle.







### The Accommodation

Approached via a gravelled driveway with a parterre-planted turning circle, the house immediately presents as a classic and handsome period home, offering privacy, presence and a strong sense of arrival. The property provides almost 3,400 sqft of flexible accommodation, arranged over two floors and thoughtfully evolved to suit modern family life, while retaining a remarkable array of original features, exposed timbers, historic joinery and fireplaces — that speak to the property's long and fascinating history. At the heart of the home is a welcoming through reception hall, centred around an impressive solid oak block staircase. Generous in scale, the hall comfortably accommodates a reading area and showcases a 14th-century door, alongside a discreet cloakroom with shower facilities. A secondary rear hallway provides direct access to the gardens, driveway and outdoor dining terrace.

The kitchen is both practical and characterful, fitted with wooden cabinetry, tiled work surfaces and surrounds, quarry tiled flooring and a traditional Aga set within a chimney stack. An adjoining utility and pantry area offers extensive storage, boiler and boot room facilities, with a further external door — ideal for country living. From the entrance hall, a small lobby leads to a study and a secondary staircase, while the dining room, overlooking the front garden, is rich in original beams and features a concealed fireplace with Georgian panelled doors and a charming window seat.



The principal sitting room is a particularly fine room: light-filled and spacious, with windows to three aspects, a wood-burning fireplace, a generous seating bay and two inter-connecting reception areas. Adjacent to the fireplace are two wine cellars — the “red wine” cellar and, beyond an original door, the “white wine” cellar — adding further character and charm.

The accommodation upstairs is served by both staircases, offering flexibility and privacy. The secondary staircase leads to a landing serving five bedrooms (the principle bedroom and bedrooms four to seven), while the principle staircase serves the remaining bedrooms and a further bathroom. The principal bedroom enjoys a vaulted ceiling and connects through to a landing with built-in storage, leading to bedroom two and the family bathroom, which also links to a dressing room/bedroom. Bedrooms two and three are served by a shared bathroom, notable for its wall featuring 17th-century pargetting, a rare and striking historic detail.



## Outside

The formal gardens extend around the front and side of the house and are partly walled, laid mainly to lawn and bordered by mature planting. A working borehole feeds a stream, crossed by a charming footbridge, adding to the sense of tranquillity and seclusion.

The annex provides highly versatile accommodation, ideal for use as a home office, nanny or guest suite, or as an income-producing rental currently achieving approximately £1,250 per calendar month. Arranged over two floors, the space comprises a sitting room, fitted kitchen and private terrace, together with a ground-floor principal bedroom served by a modern shower room. A striking vaulted first-floor mezzanine bedroom completes the accommodation, adding both character and flexibility.

A substantial outbuilding serves the heated swimming pool, providing two storage rooms and a separate vaulted games room. The games room is a superb entertaining space, with full-height glazing and French doors opening onto a terrace that overlooks the pool — ideal for summer gatherings and family celebrations. Further features include a former Brew House, an all-weather tennis court (currently requiring some refurbishment), a productive vegetable garden with raised beds, two open-sided barns and a series of terraces perfectly positioned for outdoor dining and entertaining. The gardens are screened by mature trees and lead into woodland walks, opening out into pastureland beyond. The remaining land is currently under an informal arrangement with a local farmer, offering both openness and ease of management. In total, the grounds extend to approximately 10.95 acres.

## Services

Mains electric, gas and water are connected. Drainage via a private system. Fibre broadband is available and mobile signal is ok.

Tenure – Freehold

Property Type - Detached

Property Construction – Timber framed and plastered

Local Authority – Uttlesford District Council

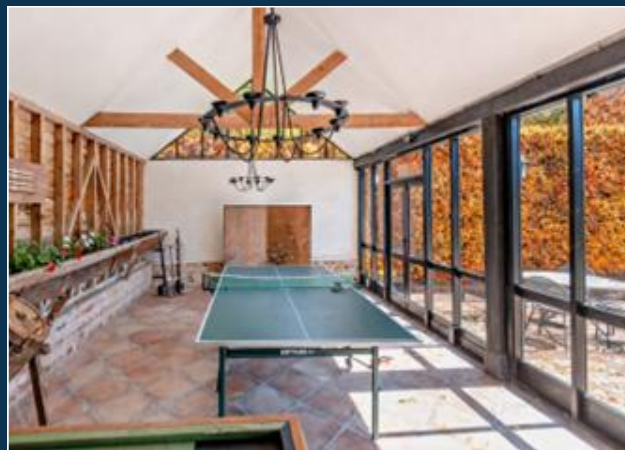
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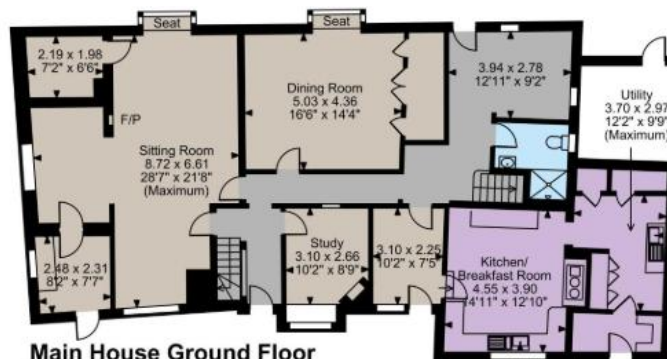
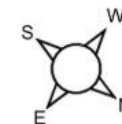
**Prouds Farm, Walden Road, Thaxted, Dunmow, Essex**

**Main House internal area 3,371 sq ft (313 sq m)**

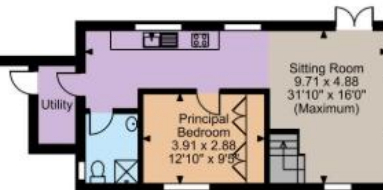
**Annexe internal area 636 sq ft (59 sq m)**

**Brew House/Office internal area 134 sq ft (12 sq m)**

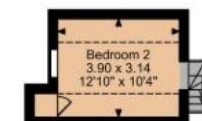
**Total internal area 4,141 sq ft (384 sq m)**



**Main House Ground Floor**



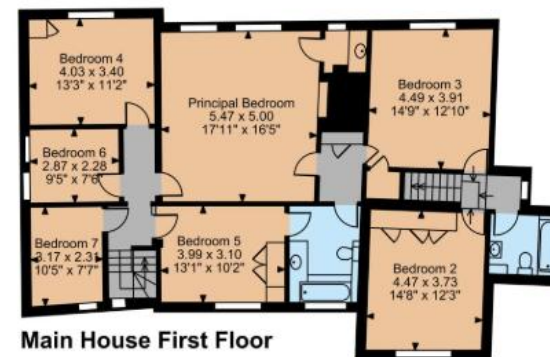
**Annexe Ground Floor**



**Annexe Mezzanine**

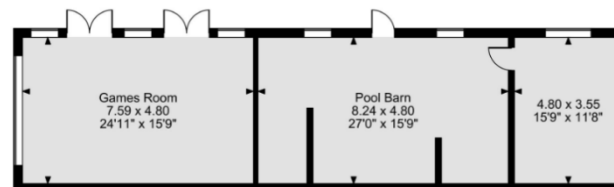
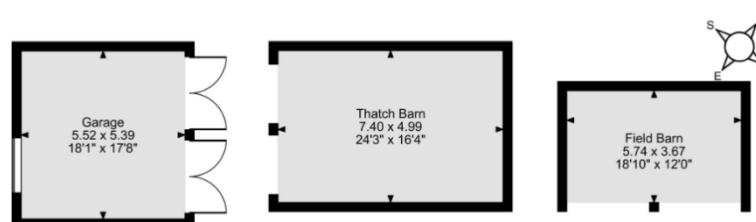


**Brew House**



**Main House First Floor**

**Outbuildings Internal area 1,963 sq ft (182 sq m)**



Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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[info@arkwrightandco.co.uk](mailto:info@arkwrightandco.co.uk)  
[www.arkwrightandco.co.uk](http://www.arkwrightandco.co.uk)



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