



BROOK VIEW, THAXTED

GUIDE PRICE – £485,000

- 4 BEDROOM DETACHED FAMILY HOME
- LARGE LIVING ROOM
- RECENTLY INSTALLED KITCHEN
- DINING ROOM WITH SLIDING DOORS TO REAR GARDEN
- UTILITY ROOM
- PRINCIPAL BEDROOM WITH NEWLY INSTALLED EN-SUITE
- IDEAL CUL-DE-SAC LOCATION
- OFF-ROAD PARKING AND SINGLE GARAGE
- BEAUTIFUL REAR GARDEN
- WALKING DISTANCE TO THAXTED HIGH STREET

We are delighted to offer this fantastic 4 bedroom detached house within walking distance of Thaxted High Street. The property comprises a large living room with feature fireplace, newly installed kitchen, dining room with sliding doors to rear garden, utility room and downstairs cloakroom. There are 4 bedrooms to the first floor, with a newly installed en-suite to principal bedroom, and a family bathroom. The property is ideally nestled in a private cul-de-sac road and is approached via a driveway supplying off-street parking for 2-3 vehicles, with access to garage also. The beautiful rear garden is split into a variety of sections of patio, lawn, sun terrace and covered raised decking, and it also enjoys well-manicured flower beds and feature fruit trees.





With composite panel and obscure glazed front door, with obscure glazed sidelight, opening into:

Entrance Hall

With stairs rising to first floor landing with large understairs storage cupboard, tiled flooring, ceiling lighting, power points, wall mounted radiator, doors to rooms.

Living Room – 16'5" x 10'9"

With large window to front, newly installed gas flame fireplace with stone and oak hearth and surround, ceiling lighting, wall mounted radiator, TV and power points, fitted carpet.

Kitchen

A recently installed kitchen comprising an array of eye and base level cupboards and drawers with complimentary quartz worksurface and splashback, under sunk stainless steel sink unit with worksurface integrated drainer and mixer tap over, integrated water softener under kitchen sink, Neff induction hob with glazed splashback and extractor fan above, integrated Neff oven and Neff combination oven, recess and power for fridge-freezer, recess power and plumbing for dishwasher, inset ceiling downlighting, counter display lighting, window overlooking rear garden, power points, tiled flooring, door and archway to rooms.

Dining Room 10'0" x 8'8"

With ceiling lighting, wall mounted contemporary radiator, power points, tiled flooring, sliding patio doors leading out to covered decking and garden beyond.

Utility Room

With wall mounted boiler, matching quartz worksurfaces and splashback, recess power and plumbing for both washing machine and tumble dryer, further recess and power for large wine cooler, panel and obscure glazed door to rear garden, ceiling lighting, tiled flooring, door through to:

Cloakroom

Comprising a low level WC with integrated flush, vanity mounted wash hand basin with mixer tap and tiled splashback, half-tiled surround, wall mounted chromium heated towel rail, ceiling lighting, obscure window to side, tiled flooring.

First Floor Landing

With storage cupboard with shelving, further airing cupboard housing hot water cylinder pump and slatted shelves, fitted carpet, power point, doors to rooms and access to loft with pull-down ladder, lighting and partially boarded.

Bedroom 1 – 16'6" x 10'9"

With window to front, ceiling lighting, wall mounted radiator, TV and power points, fitted carpet, door to:

En-suite

A newly installed en-suite with fully tiled and glazed shower cubicle with integrated twin-head shower, vanity mounted wash hand basin with mixer tap, storage beneath, mirror and vanity light above, close coupled WC, full-tiled surround, obscure window to front, inset ceiling downlighting, extractor fan, wall mounted chromium heated towel rail, tiled flooring.

Bedroom 2 – 11'8" x 7'11"

With window to front, ceiling lighting, wall mounted radiator, power points, wood effect laminate flooring, alcove storage area.

Bedroom 3 – 10'0" x 9'0"

With window to side, ceiling lighting, wall mounted radiator, power points, wood effect laminate flooring.

Bedroom 4 – 9'5" x 6'9"

With window overlooking rear garden, ceiling lighting, wall mounted radiator, power points, tile effect flooring.

Family Bathroom

Comprising a three piece suite of P-shaped bath with wall mounted triton shower, full tiled and glazed shower screen, vanity mounted wash hand basin with mixer tap and tiled splashback, storage beneath, low level WC with integrated flush, inset ceiling downlighting, extractor fan, obscure window to rear, full-tiled surround, wall mounted chromium heated towel rail, tile effect flooring.

OUTSIDE

The Front

The property is ideally nestled in a private cul-de-sac road and is approached via a tarmacadam and block-paved driveway supplying off-street parking for 2-3 vehicles with access to storm porch and garage with up-and-over door, power and lighting within, further personnel gate leading to:

Rear Garden

Split into a variety of sections of patio, lawn, sun terrace and covered raised decking with outside power and water points, storage cupboards, well-manicured and stocked shrub and herbaceous flower beds, feature fruit trees, all retained by close boarded fencing and walling.



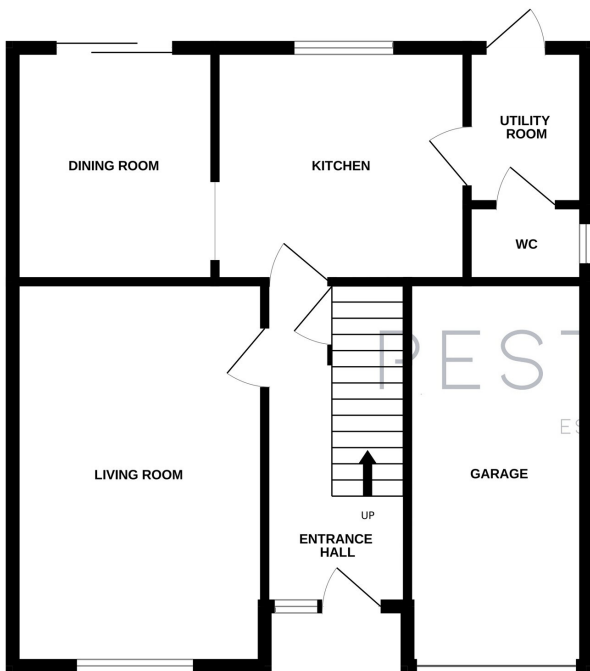
DETAILS

EPC

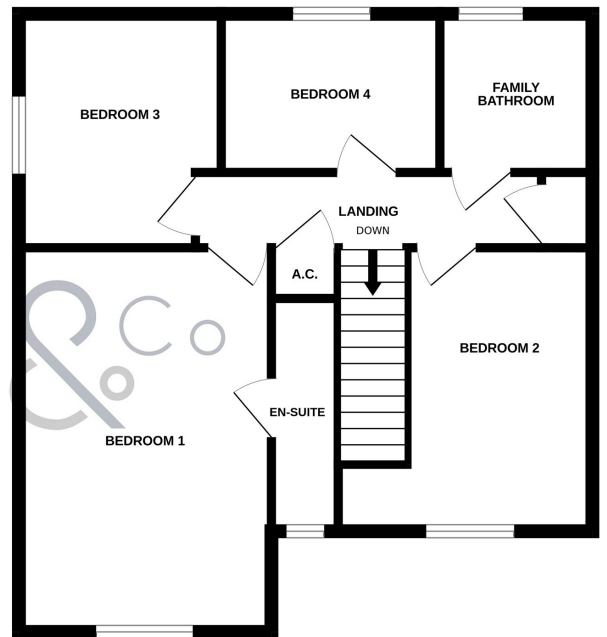
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

FLOOR PLAN

GROUND FLOOR
629 sq.ft. (58.4 sq.m.) approx.



1ST FLOOR
585 sq.ft. (54.4 sq.m.) approx.



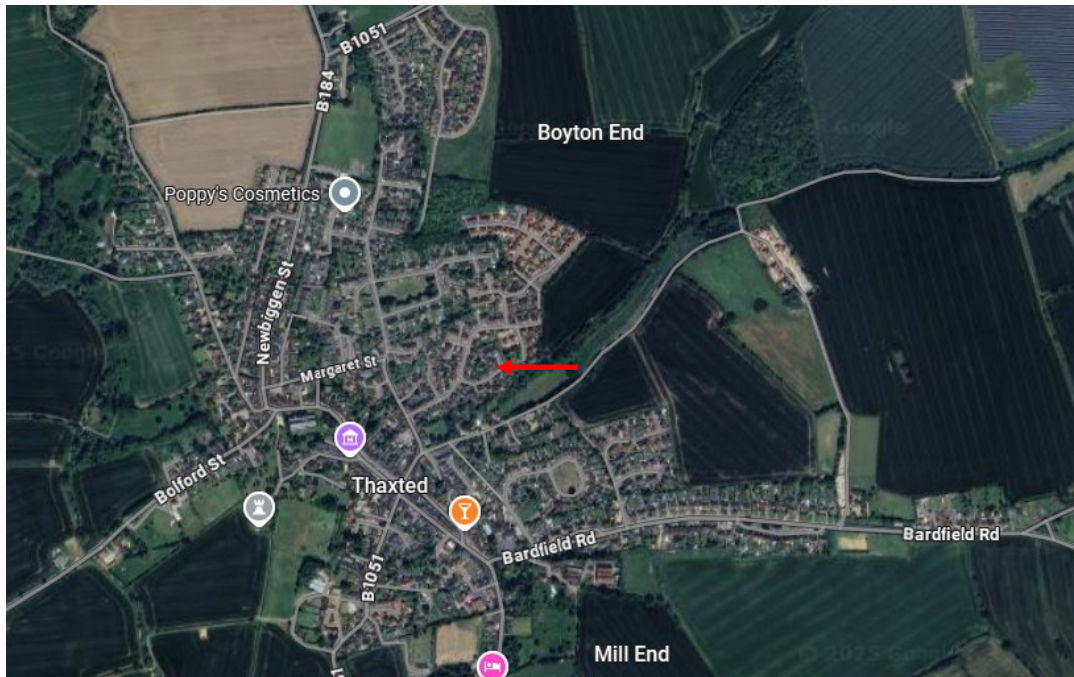
TOTAL FLOOR AREA : 1214 sq.ft. (112.8 sq.m.) approx.

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

Brook View is located within 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

5 Brook View, Thaxted, Dunmow, Essex, CM6 2LX

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 provided in this brochure is accurate as of the date 06/09/2025. 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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Interested in land acquisition?

Want to change agent and get your property sold?

Do you have a commercial property to sell or let?

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

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