



**Development Opportunity at Hammer Hill Studios, Stanbrook Road,
Thaxted, CM6 2NH**

CHEFFINS

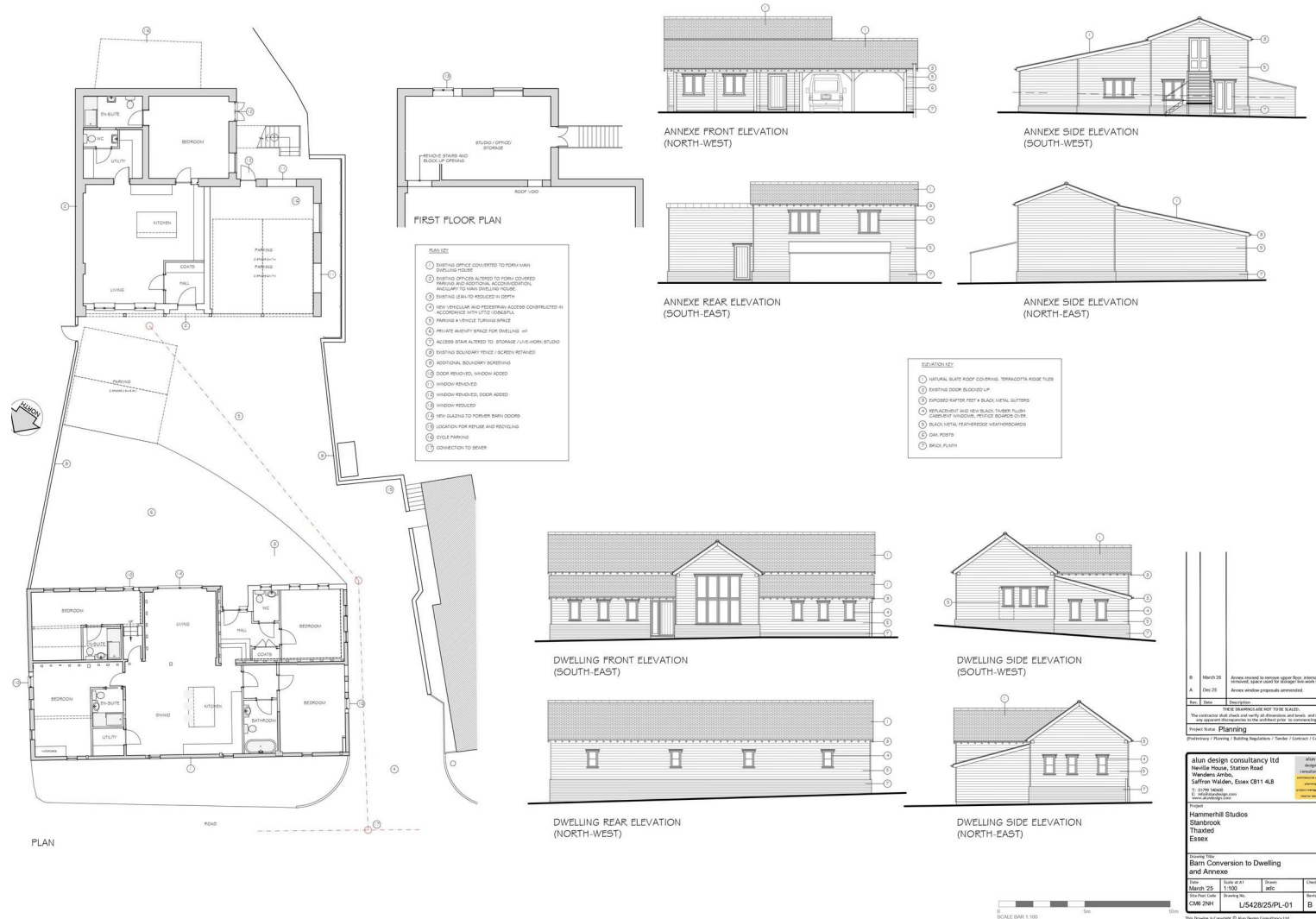
Development Opportunity at Hammer Hill Studios, Stanbrook Road

Thaxted,
CM6 2NH

A rare opportunity to create a new home in a wonderful rural setting, with planning permission granted for the conversion of existing offices to a dwelling with detached annexe and parking.

- Excellent opportunity to create a bespoke home
- Planning permission granted
- Private parking
- Attractive rural setting at Hammer Hill Farm
- Sought-after Thaxted location
- Conversion of existing office accommodation to residential dwelling with detached annex

£450,000



The Opportunity

Situated at Hammer Hill Studios on Stanbrook Road, this exciting property offers buyers the opportunity to create a thoughtfully designed home within an attractive countryside setting, whilst being conveniently positioned for the historic and highly regarded market town of Thaxted.

Planning

UTT/25/2190/FUL- Proposed conversion of offices to form 1 no. dwelling with detached annex and parking. The scheme provides an excellent opportunity for those looking to create a bespoke home with the benefit of an additional detached building, ideal for a variety of uses subject to the approved plans and relevant permissions.

Location

Steeped in history and surrounded by beautiful Essex countryside, Thaxted is a charming market town with a distinctive character and timeless appeal. Its picturesque streets are lined with period buildings, independent shops, cafés and traditional pubs, creating a wonderfully relaxed and welcoming atmosphere.

At the heart of the town stands the magnificent Church of St John the Baptist, while the historic Guildhall and surrounding medieval architecture provide a striking backdrop to everyday life. The town also benefits from a strong sense of community, with a variety of local events and activities throughout the

year.

With its combination of historic charm, attractive countryside and convenient access to nearby towns and transport links, Thaxted offers an appealing setting for those looking to enjoy the character of a quintessential English market town.

AGENTS NOTES CAMBS

Tenure - Freehold

Property Type - Detached with Annexe

Number & Types of Room - Please refer to floor plan

Square Footage - Main Barn GIA is 1,840sq ft. Annex has 1,480 sq ft on ground floor, plus a 443 sq ft first floor studio.

Parking - Private

UTILITIES/SERVICES

Electric Supply - Yes

Water Supply - Supplied from Farm

Sewerage - Shared with Farmhouse

Heating - Oil Central Heating

Broadband - Good

Mobile Signal/Coverage - Good

Flood Risk -

Rights of Way, Easements, Covenants -

Planning Permission - yes





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: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

