



FOR SALE · OLD HARLOW, ESSEX

# Chestnut *Cottage*

71 High Street, Old Harlow, Harlow, Essex CM17 0DP

ASKING PRICE

£650,000

16TH CENTURY

GRADE II LISTED

THATCHED

DETACHED

THREE BEDROOMS

DOUBLE GARAGE



## 01 THE HOUSE

# A 16th-century cottage *on the High Street*

Chestnut Cottage is a detached, Grade II listed thatched house in the centre of Old Harlow, with three bedrooms, a double garage and a garden that wraps around the back of the house.

Much of the original building is still on show. There are exposed timbers throughout, fireplaces with brick bases, timber mantels and chimneys, and leaded windows on both sides of the house, so most rooms take light from two directions.

Downstairs, the kitchen and dining area run together as one room, with a separate living room, a study and a shower room. The kitchen and dining area have electric underfloor heating, and the rest of the house has gas central heating. Upstairs there are three bedrooms, the main one with its own WC and basin, and a boarded loft.

The outside space is what sets it apart from most period cottages in a village centre. There's a tiered garden with a pond, patio and garden room, plus a double garage with power and light, off-street parking and an electric vehicle charger.

It will suit buyers who want period character without giving up practical space, whether that's a family needing three bedrooms and a proper garden, or someone leaving London who still wants the Liverpool Street line close by.

### Key details

|              |                          |
|--------------|--------------------------|
| Asking price | £650,000                 |
| Tenure       | Freehold                 |
| Council tax  | Band F                   |
| EPC rating   | E                        |
| Age          | 16th century             |
| Listing      | Grade II                 |
| Roof         | Thatch                   |
| Bedrooms     | 3                        |
| Bathrooms    | 1 + en-suite WC          |
| Receptions   | 2                        |
| Floor area   | c. 1,303 sq ft           |
| Heating      | Gas central heating      |
| Underfloor   | Electric, kitchen/dining |
| Parking      | Garage + drive           |
| EV charging  | Yes                      |

# Ground floor



LIVING ROOM



KITCHEN



DINING AREA

## Entrance porch

1.11 × 1.38 m

Reached from the front garden through the picket gate, and opening into the kitchen.

## Kitchen

4.48 × 3.18 m

Cream fitted units with timber worktops and a central island with a range-style hob. Leaded windows and exposed beams overhead.

## Dining area

4.48 × 3.65 m

Open to the kitchen, with room for a large table and a brick fireplace recess. Tiled floor.

## Shower room

1.47 × 3.72 m

Shower, WC and wash basin, off the inner lobby by the stairs.

## Living room

4.48 × 5.99 m

The largest room in the house. Dual aspect with leaded windows on both sides, a full beamed ceiling and a brick fireplace with a timber mantel.

## Study

4.48 × 2.32 m

A second reception room under a vaulted, timber-framed ceiling. Currently used as a home office, with a door to the garden.

## Heating

Electric underfloor heating in the kitchen and dining area, and gas central heating throughout the rest of the house.

# First floor



*Low ceilings, crooked beams and small leaded windows. Upstairs, the age of the house is easy to see.*

BEDROOMS SIT WITHIN THE ROOF LINE

## Landing

2.20 × 3.57 m

Stairs rise from the inner lobby to a landing with a window, giving access to all three bedrooms.

## Main bedroom

4.48 × 3.63 m

Dual aspect double, with a full wall of fitted wardrobes behind leaded-glass doors and exposed timbers.

## En-suite

1.33 × 1.45 m

WC and wash basin, off the main bedroom.

## Bedroom two

4.48 × 2.60 m

At the far end of the landing, with a leaded window and sloping ceiling.

## Bedroom three

3.20 × 2.68 m

Off the landing, with exposed timber framing and a leaded window.

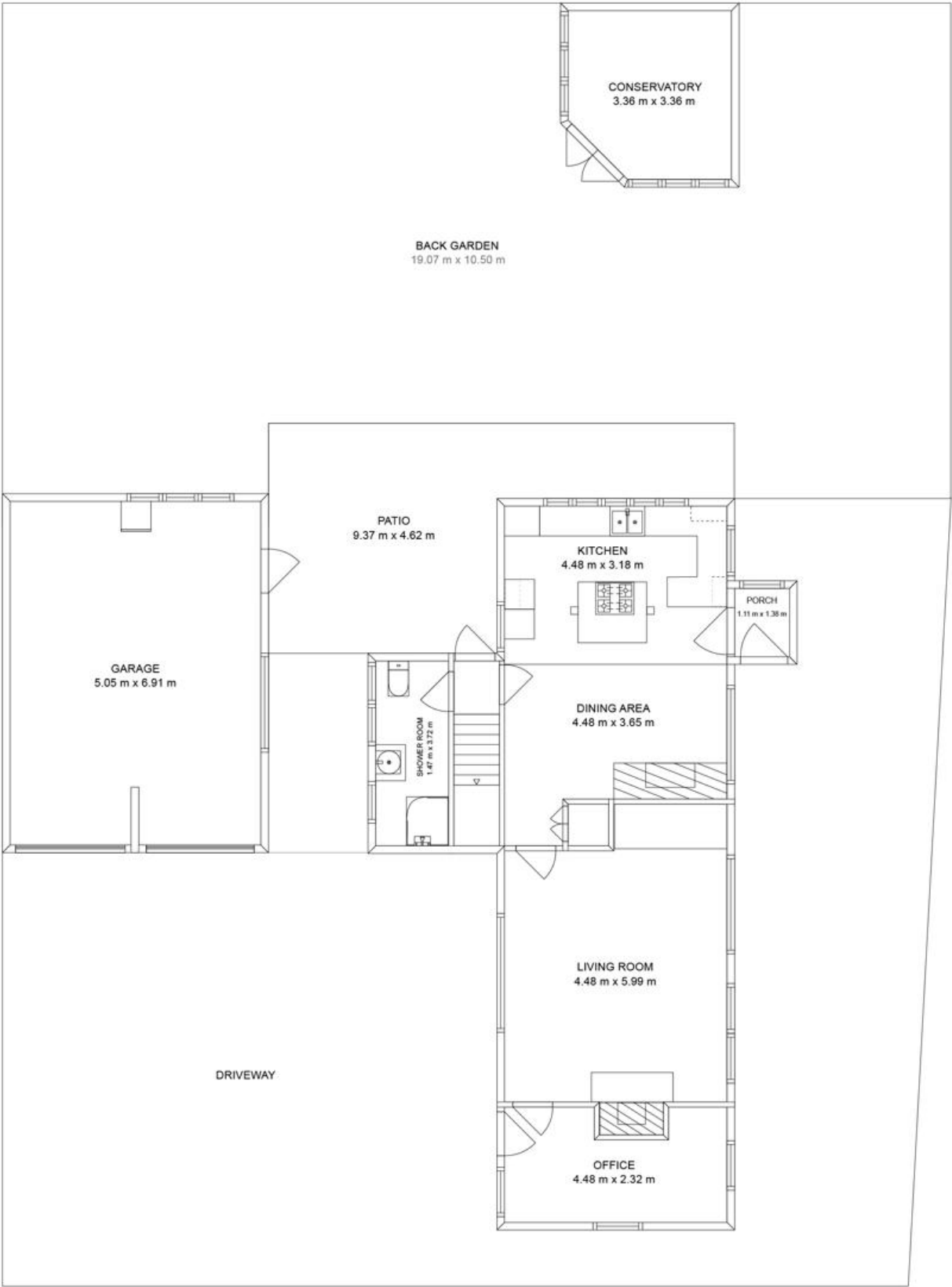
## Loft

Boarded

Boarded loft space for storage.

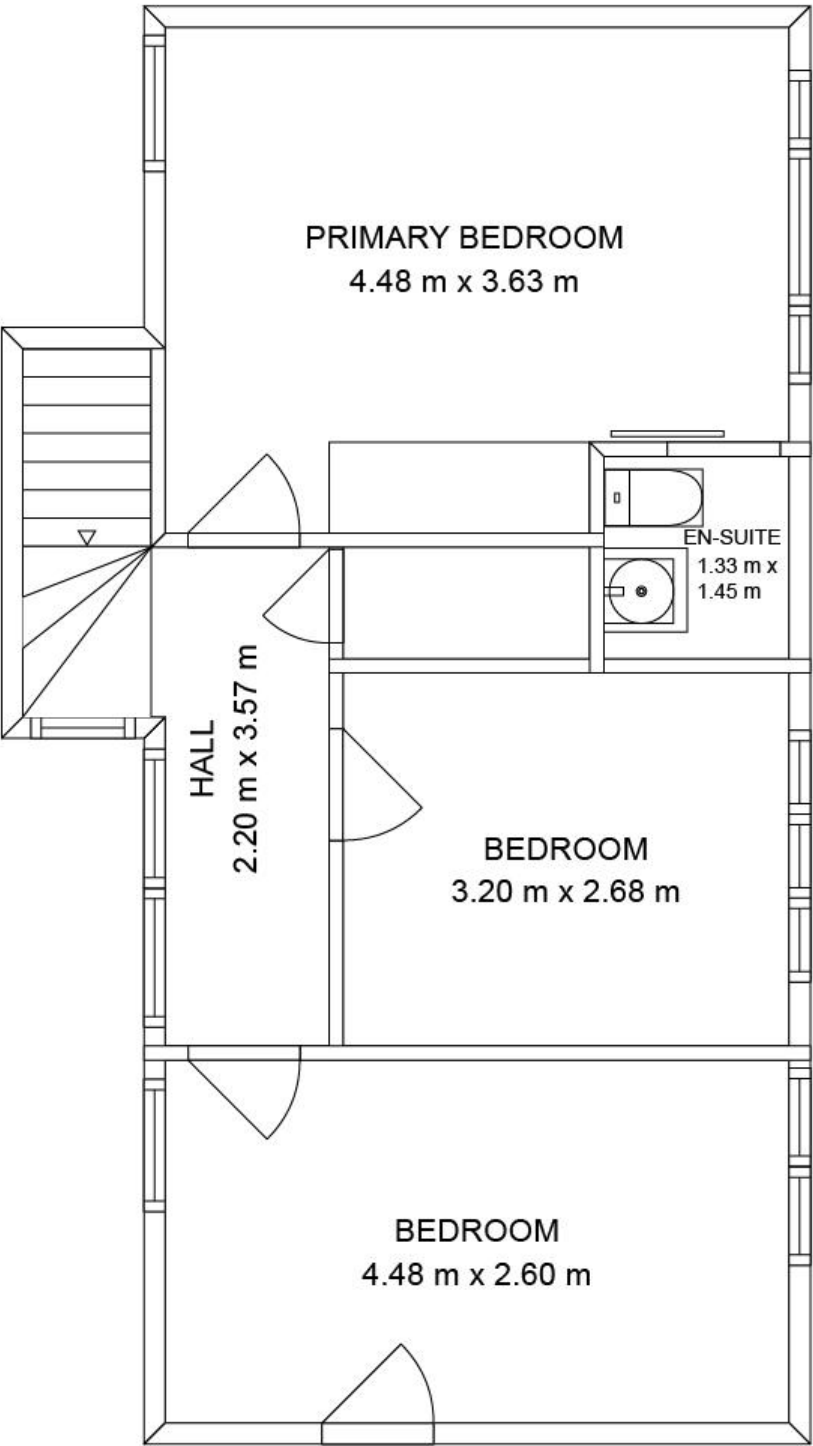
# Ground floor & *plot*

APPROX. 75 SQ M / 805 SQ FT  
EXCLUDING GARAGE & GARDEN ROOM



# First floor

APPROX. 46 SQ M / 498 SQ FT

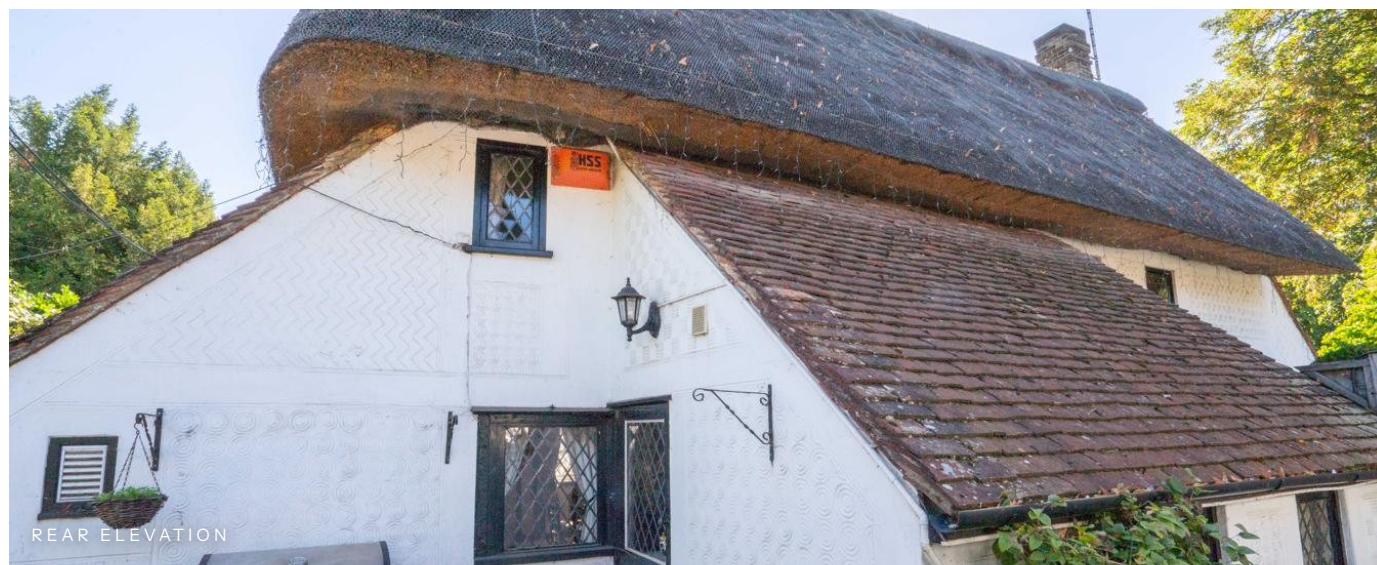


## Accommodation

|                 |                        |
|-----------------|------------------------|
| Ground floor    | 75 sq m                |
| First floor     | 46 sq m                |
| Total (approx.) | 121 sq m / 1,303 sq ft |
| Double garage   | 35 sq m                |
| Garden room     | 11 sq m                |
| Rear garden     | 19.07 × 10.50 m        |

Floor plans are for guidance only and are not to scale. Dimensions, doors, windows and fittings are approximate. Floor areas are the sum of the measured rooms and exclude walls, stairs and circulation space, so the true internal area will be slightly higher. The garden room is shown as a conservatory on the ground floor plan. Buyers should rely on their own survey and measurements.

# Outside, *front and back*



## REAR GARDEN

**19.1 × 10.5 m**

Tiered, wrapping around the rear, with a pond.

## PATIO

**9.4 × 4.6 m**

Paved terrace off the kitchen, with side access.

## GARDEN ROOM

**3.4 × 3.4 m**

Glazed room at the top of the garden.

## DOUBLE GARAGE

**5.1 × 6.9 m**

Power and light, driveway parking and an EV charger.



## 05 THE AREA

# Old Harlow

Old Harlow is the original market village that was here long before the post-war new town, and it still works like one.

The High Street is lined with listed buildings, independent shops, pubs and a health centre, all within walking distance of the house. Harlow's main town centre, with its larger shops, leisure centre and Town Park, is a short drive away.

For commuters, trains from nearby Harlow Mill run straight into London Liverpool Street, and the M11 gives quick access to Stansted, Cambridge and the M25.

### Getting around

|                     |                   |
|---------------------|-------------------|
| Harlow Mill station | approx. 1 mile    |
| Liverpool Street    | approx. 35–40 min |
| Harlow Town station | approx. 2.5 miles |
| M11, Junction 7a    | approx. 2 miles   |
| Stansted Airport    | approx. 15 miles  |
| Cambridge           | approx. 35 miles  |

### Schools nearby

|                               |                   |
|-------------------------------|-------------------|
| Fawbert & Barnard's Primary   | Primary           |
| Harlowbury Primary            | Primary           |
| Mark Hall Academy             | Secondary         |
| St Mark's West Essex Catholic | 11–18             |
| Saint Nicholas School         | Independent, 3–16 |

Catchments change year to year. Buyers should confirm admissions directly with Essex County Council or the school.

Distances are approximate straight-line or road figures and journey times are typical off-peak services. Both should be checked before relying on them.

# Arrange *a viewing*

Finding the right home takes time. Whether Chestnut Cottage turns out to be the one, or simply helps you work out what you want, we're happy to help. Viewings are by appointment and can be arranged through our website.

WEB

[www.calibreacquire.co.uk](http://www.calibreacquire.co.uk)

Important notice. These particulars are a general guide and do not form part of any offer or contract. Measurements, floor areas and distances are approximate. Photographs show the property at the time they were taken and fixtures and furnishings shown are not necessarily included in the sale. Services, appliances and heating systems have not been tested. Chestnut Cottage is a Grade II listed building and works to it may require listed building consent. Buyers should verify all details through their own solicitor and surveyor before committing to purchase.