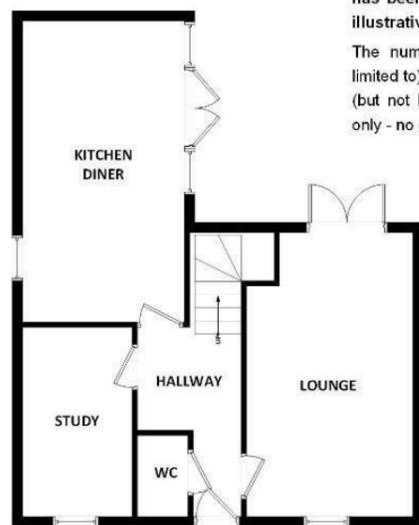


DANIEL BREWER

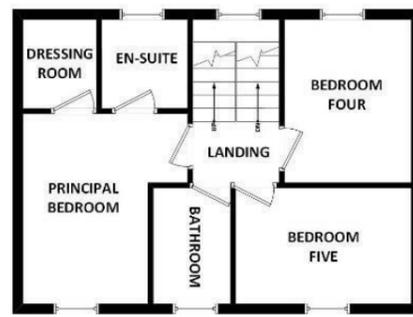
Bringing People and Property Together

NOTICE: This floorplan is NOT to be used for any engineering, surveying, structural, or planning purposes. Although great care has been taken to ensure accuracy, this drawing is intended for illustrative purposes only.

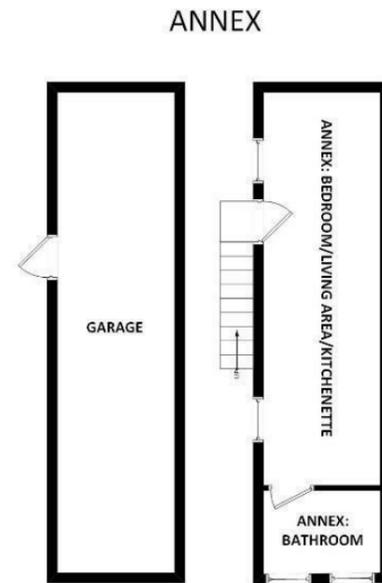
The numerical values and/or graphical representations of (but not limited to): position, relative size, dimensions, areas, shape, and type of (but not limited to): rooms, objects, walls and stairs are approximate only - no guarantee is made on either their precision or accuracy.



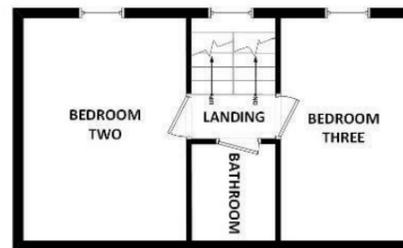
GROUND FLOOR



FIRST FLOOR



ANNEX



SECOND FLOOR



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets

and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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SAMPFORD ROAD, THAXTED, DUNMOW

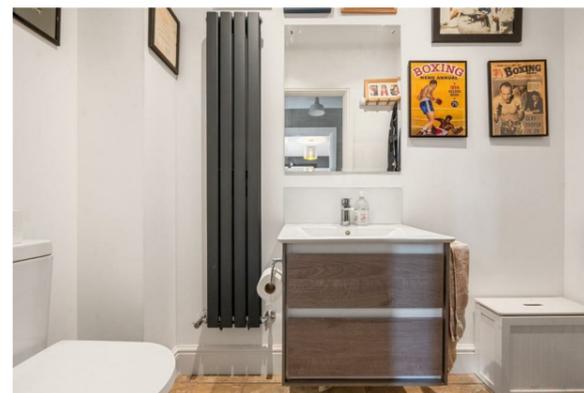
£635,000



SAMPFORD ROAD THAXTED DUNMOW

Daniel Brewer are pleased to market this well presented detached executive home just outside the desirable market town of 'Thaxted'. The property benefits from five double bedrooms spread over two floors, with separate access to an additional self contained one bedroom studio annex with kitchenette and bathroom. Accommodation comprises, on the ground floor: Entrance Hall, Living Room, Cloakroom, Study, Kitchen / Dining Room. On the first floor are three double bedrooms with a family bathroom, and en-suite facilities to the principal suite. On the second floor are two double bedrooms with a family bathroom. Externally the property benefits from driveway parking for multiple vehicles, and an integrated single garage, and a large secluded rear garden. ***NO ONWARD CHAIN***

The Medieval market town of Thaxted 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. 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.





vehicles, as well as access to the single garage with up and over timber doors.

Local Amenities

The Medieval market town of Thaxted 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. 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.

- Substantial Detached Family Home
- Five Double Bedrooms
- Detached Self-contained Studio Annex
- Driveway Parking for Four Vehicles
- Single Garage
- Large Kitchen / Dining Room
- Separate Living Room & Study
- Family Bathroom & Principal En-suite
- Secluded Rear Garden
- ***NO ONWARD CHAIN***

Entrance Hall

13'1" x 7'10" (4.0m x 2.4m)

Entrance via composite door with frosted double glazed window, stairway to first floor landing, access to utility box, wall mounted radiator, wood laminate flooring, ceiling mounted light fixture. Doors to: Kitchen / Dining Room, Study, Cloakroom, and Living Room.

Kitchen / Dining Room

20'8" x 12'5" (6.3m x 3.8m)

Double glazed French UPVC doors to side aspect, double glazed UPVC windows to side aspect, double glazed timber windows to side and rear aspect, various base and eye level units with timber work surfaces and island unit, four ring induction AEG hob with extractor fan, single unit ceramic sink with drainer unit and mixer tap, integrated dishwasher, integrated washing machine, integrated fridge freezer, integrated microwave combination oven, integrated fan oven, dining bench suitable for multiple people, space for dining table, access to under stairs storage, wall mounted radiators, splashback panelling, wood laminate flooring, inset spotlights, various power points.

Living Room

19'8" x 12'5" (6.0m x 3.8m)

Double glazed timber window to front aspect, double glazed UPVC bi-folding doors to rear aspect, wall mounted radiators, inset log burner with granite hearth, wood laminate flooring, ceiling mounted light fixtures, various power points.

Cloakroom

Low level WC, vanity wash hand basin with mixer tap and low level storage, wall mounted radiator, tiled flooring, inset spotlights, extractor fan.

Study

13'1" x 8'6" (4.0m x 2.6m)

Double glazed timber window to front aspect, wood laminate flooring, wall mounted radiator, ceiling mounted light fixture, various power points.

First Floor Landing

11'1" x 6'6" (3.4m x 2.0m)

Access via carpeted stairs with painted post and rail balustrade, double glazed timber window to rear aspect, stairs to second floor landing, inset spotlights. Doors to: Principal Bedroom, Family Bathroom, Bedroom Four, and Bedroom Five.

Bedroom Four

11'5" x 9'10" (3.5m x 3.0m)

Double glazed timber window to rear, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Bedroom Five

13'5" x 7'10" (4.1m x 2.4m)

Double glazed timber window to front aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points,

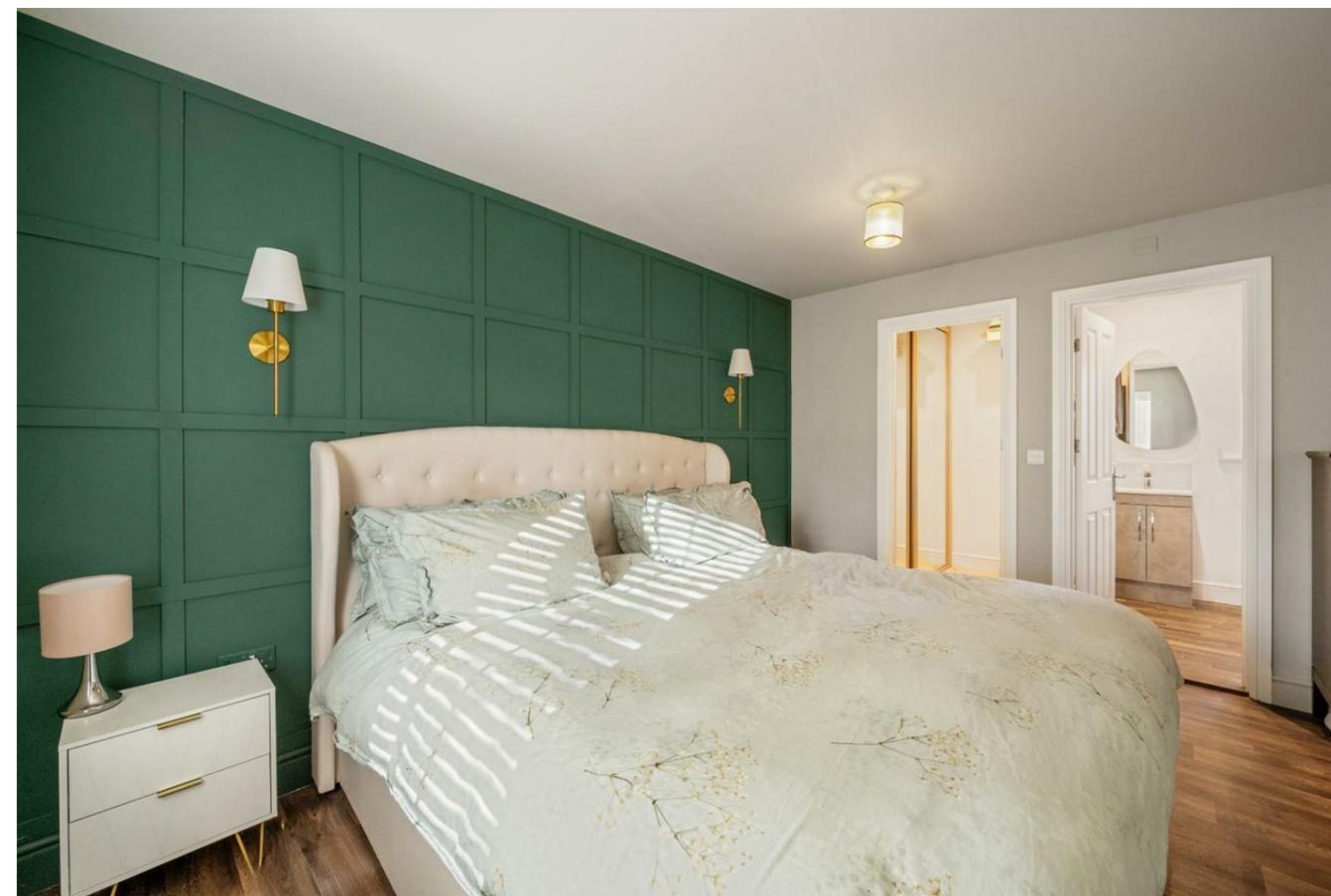
Family Bathroom

Frosted double glazed timber window to front aspect, three-piece suite comprising: low level WC, vanity wash hand basin with mixer tap, splashback tiling and low level storage, panel enclosed bath with glass screen and shower attachment, wall mounted heated towel rail, partially tiled walls, tiled floors, inset spotlights.

Principal Bedroom

13'1" x 12'5" (4.0m x 3.8m)

Double glazed timber window to front aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixtures, various power points. Doors to: En-suite and Dressing Room.





Principal En-Suite

Double glazed frosted timber window to rear, three-piece suite comprising, low level WC, vanity wash hand basin with mixer tap, splashback tiling and low level storage, tiled enclosed walk in shower with rainfall head and glass screen, shelving unit, mirror, wall mounted radiator, tiled flooring, inset spotlights, extractor fan.

Principal Dressing Room

Inbuilt wardrobe with sliding mirrored doors, wall mounted radiator, carpeted flooring, various power points.

Second Floor Landing

11'5" x 6'6" (3.5m x 2.0m)

Access via carpeted stairs with painted post and rail timber balustrade, double glazed timber window to rear aspect, carpeted flooring, wall mounted radiator, inset spotlights. Doors to Family Bathroom, Bedroom Two, and Bedroom Three.

Bedroom Two

15'5" x 12'9" (4.7m x 3.9m)

Double glazed timber dormer window to rear aspect, access to storage cupboard, wall mounted radiator, carpeted flooring, inset spotlights, various power points.

Bedroom Three

15'5" x 9'10" (4.7m x 3.0m)

Double glazed timber dormer window to rear aspect, wall mounted radiator, carpeted flooring, inset spotlights, various power points.

Family Bathroom

Double glazed timber Velux window to front aspect, three-piece suite comprising: low level WC, vanity wash hand basin with splashback tiling, mixer tap and low level storage, tiled enclosed shower with rainfall head and glass door, wall mounted heated towel rail, access to eaves storage, tiled flooring, inset spotlights, extractor fan.

Annex: Living Area

26'2" x 9'2" (8.0m x 2.8m)

Entrance via double glazed timber door, access to loft area, electric wall mounted radiator, integrated matted flooring, carpeted flooring, ceiling mounted light fixture, various power points. Curtains separating sleeping area, opens to Kitchenette.

Annex: Kitchenette

Double glazed timber window to side aspect, various base and eye level unit with timber work surfaces over, single unit sink with mixer tap and drainer unit, two ring induction hob with extractor fan, low level fan oven, laminate tile flooring, ceiling mounted light fixture. Door to:

Annex: Bathroom

9'2" x 6'2" (2.8m x 1.9m)

Double glazed timber frosted windows to front aspect, three-piece suite comprising: low level WC, vanity wash hand basin with splashback tiling, mixer tap and low level storage, corner tiled enclosed shower with accordion glass door, space for washing machine, laminate tile flooring, inset spotlights, extractor fan.

Annex: Bedroom

Frosted timber window to side aspect, carpeted flooring, ceiling mounted light fixture.

Rear Garden

A large garden is present to the rear aspect, accessed via timber panel gate, boasting: entertaining patio area, timber stairs rising to self contained Annex, remainder gardens laid to lawn with a flagstone pathway leading to woodchip sleeper enclosed play area, suntrap entertaining area with BBQ, and raised sleeper enclosed flower bed with various flowers, trees and bushes. The plot is fully enclosed by timber panel fencing.

Single Garage & Driveway Parking

To the front aspect is brick paved driveway parking suitable for four

