



Slate Cottages | The Green | Matching Tye | CM17 0QS

Offers Over £475,000

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AN EXTREMELY UNIQUE TWO DOUBLE BEDROOM END TERRACE COTTAGE offering an abundance of character while boasting a high specification of renovations throughout. Slate Cottage is set within the heart of the highly sought after hamlet of Matching Tye. The ground floor comprises of an entrance porch with internal wooden door leading to the bright and airy lounge with large UPVC double glazed window to front allowing ample natural light and open plan living to the dining area. The modern fitted kitchen boasts a range of wall and base units, as well as integrated appliances with a barn door leading to the rear rarden. Further benefits include a utility area and a luxury fitted, fully tiled wet room situated on the ground floor. The first floor offers two generously sized double bedrooms and a stunning bathroom suite offering freestanding bath, white toilet and sink. The highly impressive rear garden is un-overlooked with countryside views and benefits from patio providing plenty of seating/entertaining space, lawn, two large sheds (one of which is currently being used as a bar with superb views) and access to front/rear. Viewings highly advised.

- Two Double Bedrooms
- Immaculate Condition Throughout
- Council Tax Band: D
- End Terrace Cottage
- Impressive Unoverlooked Rear Garden
- EPC Rating: E

Front
Picturesque hamlet with pedestrian walkway leading to the cottages.





Entrance Hall

2'09 x 4'09 (0.84m x 1.45m)

Private front door leading to entrance hall with Velux window, radiator to wall and internal pine door leading into the property.

Lounge/Diner

11'03 x 18'04 (3.43m x 5.59m)

A highly impressive lounge/diner with characterful beams offering ample living space with open plan living to the dining area. Real wood log burner with surround and exposed brickwork, UPVC double glazed window to front, radiator to wall and opening to kitchen and utility area.

Kitchen

9'02 x 10'08 (2.79m x 3.25m)

Modern fitted kitchen with a range of wall and base units including integrated double oven, extractor fan and plumbing for dishwasher. Exposed beams to ceiling, UPVC double glazed window and barn-style door to garden. Radiator to wall and storage cupboard. Opening to utility area.

Utility Area

2'04 x 5'03 (0.71m x 1.60m)

Very handy extra storage area with space for fridge freezer and large cupboard offering space and plumbing for washing machine/tumble dryer. Internal pine door to ground floor bathroom.

Ground Floor Bathroom

4'05 x 5'02 (1.35m x 1.57m)

Luxury fitted fully tiled bathroom (wet room) offering overhead, rainfall shower, white toilet and sink. UPVC double glazed window to rear and radiator to wall.

Landing

3'01 x 6'10 (0.94m x 2.08m)

Impressive landing with exposed beams, UPVC double glazed window to the side and internal pine doors leading to double bedrooms and family bathroom suite.



Bedroom One

12'11 x 11'00 (3.94m x 3.35m)

Large double bedroom benefitting from floor to ceiling built in wardrobes, UPVC double glazed window to rear with views onto fields and radiator to wall.

Bedroom Two

11'02 x 11'10 (3.40m x 3.61m)

Generously sized double bedrooms with exposed brickwork, UPVC double glazed window to front and radiator to wall.

Bathroom

8'02 x 7'03 (2.49m x 2.21m)

A stunning family bathroom suite with exposed beams, freestanding bath with shower head, white toilet and sink. Radiator to wall.

Garden

Private rear garden with lawn offering un-overlooked views onto surrounding fields, patio to side with ample seating/entertaining space. Large summer house (currently being used as a bar), a further shed used for storage and access to the rear/front via separate gates.

Summer House (Bar)

8'05 x 13'03 (2.57m x 4.04m)

Currently used as a bar but could make an ideal "work from home" space. Exposed beams and double doors providing direct views over fields.

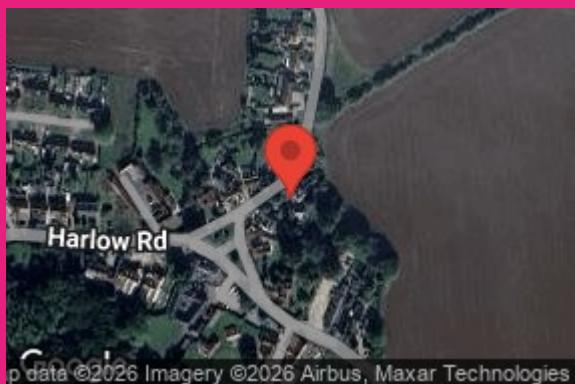
Further Info

The vendors have carried out a whole host of renovations throughout the property. All of which have been carried out to an extremely high standard. Internal viewing is highly recommended to appreciate the level of work carried out.

Local Area

Matching Tye is quintessential rural England with scattered cottages, farms, and open countryside. It's ideal for those wanting privacy and scenic rural surroundings. The hamlet is surrounded by farmland and woodland, popular for walking, riding, and outdoor pursuits.





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Approximate total area⁽¹⁾
865 ft²
80.3 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (A plus)	A	73
(B1-91)	B	
(B2-80)	C	
(55-68)	D	
(32-54)	E	43
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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