Watling Lane, Thaxted, CM6 2QY

CHEFFINS

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Thaxted,
CM6 2QY

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Guide Price £1,150,000

- Substantial detached home
- Approx. 5,015 sqft
- Self-contained annexe
- Excellent eco-friendly credentials
- West facing garden
- Stunning views over adjoining countryside

A spacious, detached home extending to approximately 5,015 sq ft, arranged across four floors and featuring a self-contained integral annexe. The property offers impressive eco-friendly credentials and enjoys a west-facing garden with stunning views over the surrounding rolling countryside.

LOCATION

Thaxted is a medieval market town featuring many historic buildings, Guildhall and Church. There is a range of amenities provided locally including an excellent primary school, a variety of shops, restaurants and award winning cafe, weekly market as well as doctors and dentists surgeries, petrol station and full garage services. The property is conveniently placed for commuters with access to the M11 on the outskirts of Bishops Stortford to the south and with mainline railway stations at Elsenham 7 miles to the west and Audley End and Bishops Stortford providing commuter services to London's Liverpool Street.

GROUND FLOOR

RECEPTION HALL
An impressive and welcoming reception hall with a hardwood entrance door with leaded glazed panel and adjoining leaded windows, engineered oak flooring, timber staircase with carved spindles rising to the first floor and a further timber staircase with carved spindles leading down to the basement.

SITTING ROOM
A dual aspect room with windows to the front and rear, together with an impressive fireplace with exposed brickwork, oak bressummer and Aga free-standing stove.

DINING ROOM
A pair of glazed doors with adjoining full height windows with fitted shutters enjoying stunning views over the garden and countryside beyond. Oak flooring.

KITCHEN/BREAKFAST ROOM
The kitchen is fitted with a range of units with quartz worktop, together with a central island, sink unit, integrated dishwasher, space for free-standing fridge freezer, five oven Aga with gas hob, built-in pantry and larder with air conditioning unit. Window to the side aspect with fitted shutters and a pair of glazed doors with fitted shutters providing views through the garden room towards the garden and adjoining rolling countryside.

GARDEN ROOM
Tiled flooring and full height windows and door providing access to the terrace.

UTILITY ROOM
Comprising base and eye level units with quartz worktop, sink unit, space for washing machine and tumble dryer, built-in storage cupboard and glazed stable door providing access to the outdoor space. Further door leading to:

INTEGRAL STORE ROOM
Electric door providing vehicular access. The garage also houses the extensive eco-equipment, including four storage batteries and EV panel equipment, together with the gas fired boiler and large hot water cylinder.

CLOAKROOM
Comprising WC, vanity wash basin and obscure glazed window.

BASEMENT
Comprising:

HALLWAY
With understairs storage cupboard.

L-SHAPED ROOM
Offering a multitude of uses, formerly used as a storage/reading area. Door to:

OFFICE/GYM
Another well-proportioned space offering versatile usage.

CINEMA ROOM
Another impressive room, incorporating a projector and screen, surround sound speakers and a bar area. The room could be utilised as a gym space, dependent upon requirements.

FIRST FLOOR

LANDING
Staircase with carved spindles rising to the second floor, window to the front aspect with seating area and built-in linen cupboard.

BEDROOM 1
A spacious bedroom with window to the rear aspect enjoying stunning views, fitted with bedroom furniture incorporating a pair of wardrobes, in turn leading to a walk-in wardrobe with extensive hanging space with shelving above. Door to:

EN SUITE
Comprising shower enclosure, low level WC, vanity wash basin and obscure glazed window.

BEDROOM 2
A dual aspect room with windows to the front and rear aspects enjoying spectacular views. Door to:

EN SUITE
Comprising shower enclosure, WC, vanity wash basin and skylight.

BEDROOM 3
Window to the rear aspect with stunning views and hanging space with shelving above.

BATHROOM
Comprising panelled bath, shower enclosure, WC, vanity wash basin and obscure glazed window.

SECOND FLOOR

LANDING
Doors to adjoining rooms and walk-in eaves storage space. The second floor could provide an ideal suite for teenagers.

BEDROOM 4
Skylight window to the rear aspect and door to:

EN SUITE
Comprising large shower enclosure, low level WC, vanity wash basin and skylight.

BEDROOM 5
A pair of windows to the rear aspect with views and access to the eaves storage space.

INTEGRAL ANNEXE
In addition to the main house is a self-contained annexe, accessed via a glazed stable door from the driveway. Accommodation comprising:

KITCHEN/LIVING SPACE
The kitchen comprises a range of base and eye level units with worktop space over, sink unit, four ring gas hob with oven below, free-standing washing machine and cupboard with space for fridge freezer. Oak flooring, window to the side aspect and staircase rising to:

FIRST FLOOR BEDROOM
Window overlooking the driveway, built-in wardrobes and door to:

EN SUITE
Comprising shower enclosure, vanity wash basin, low level WC and skylight.

OUTSIDE
The property is set in a tucked-away position within the town, located in a no-through lane. To the front of the property is a gravelled driveway providing extensive off-street parking, together with gated pathways to either side, in turn leading to the rear garden. Adjoining the rear of the property is a large paved terrace which is ideal for al fresco entertaining and enjoying spectacular views over the adjoining countryside. The garden is predominantly laid to lawn with a circular, well-stocked flower and shrub bed. In addition there is covered hot tub and a timber garden shed.

SOLAR PANELS
The property benefits from two solar panel installations. The 4kw panels on the rear roof elevation are connected to a Feed In Tariff (averaging circa £800 p.a. for the current owner). The panels on the front roof elevation generate power for personal use, with no Feed In Tariff. Power generated by both sets are connected to battery storage.

VIEWINGS
By appointment through the Agents.

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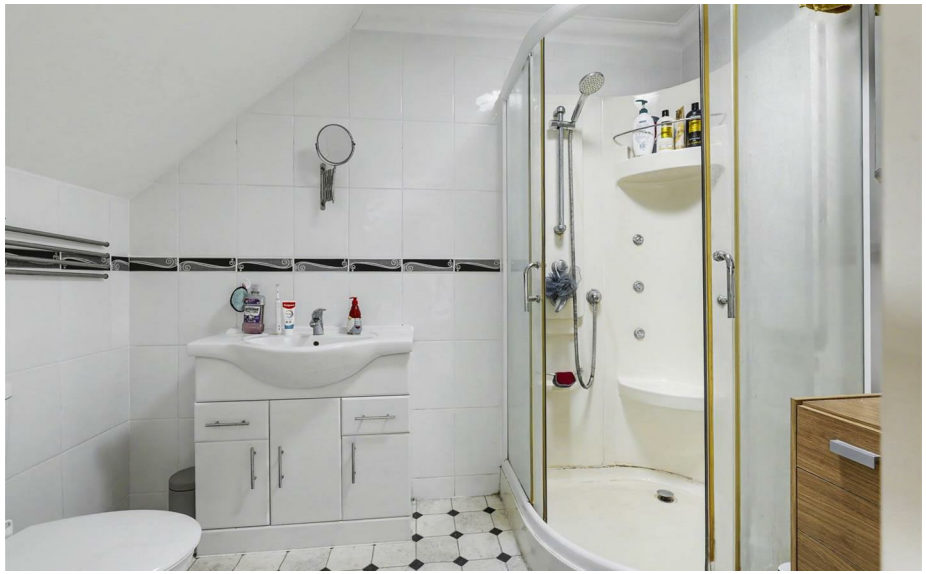
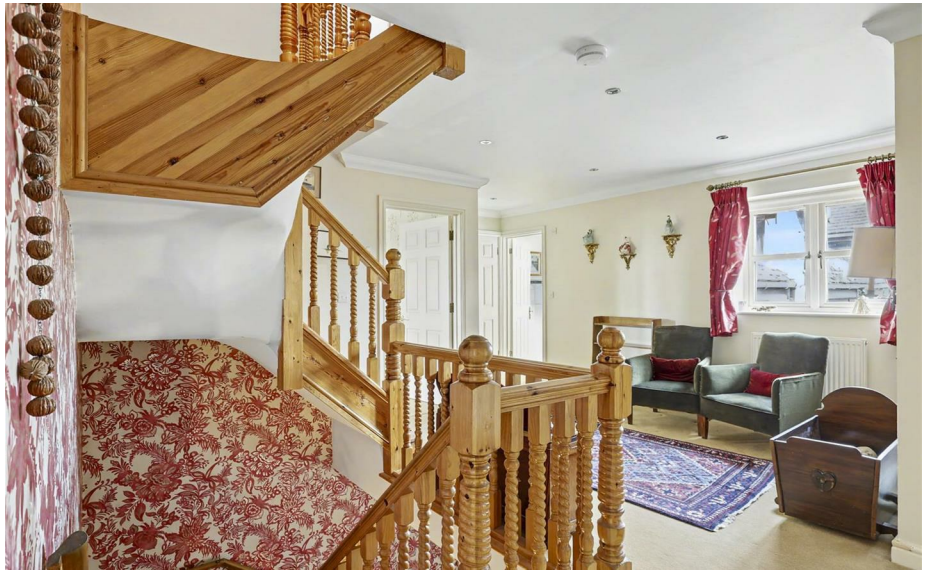
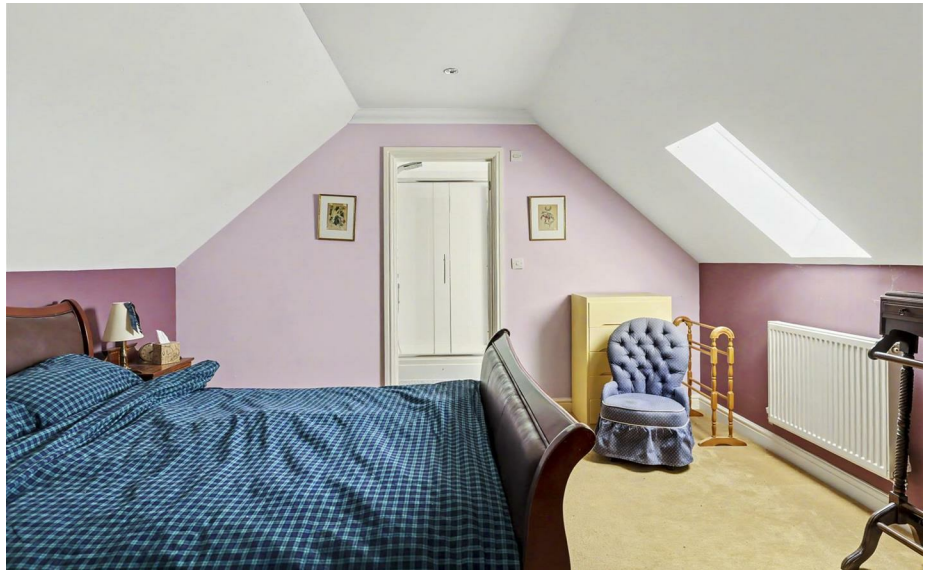
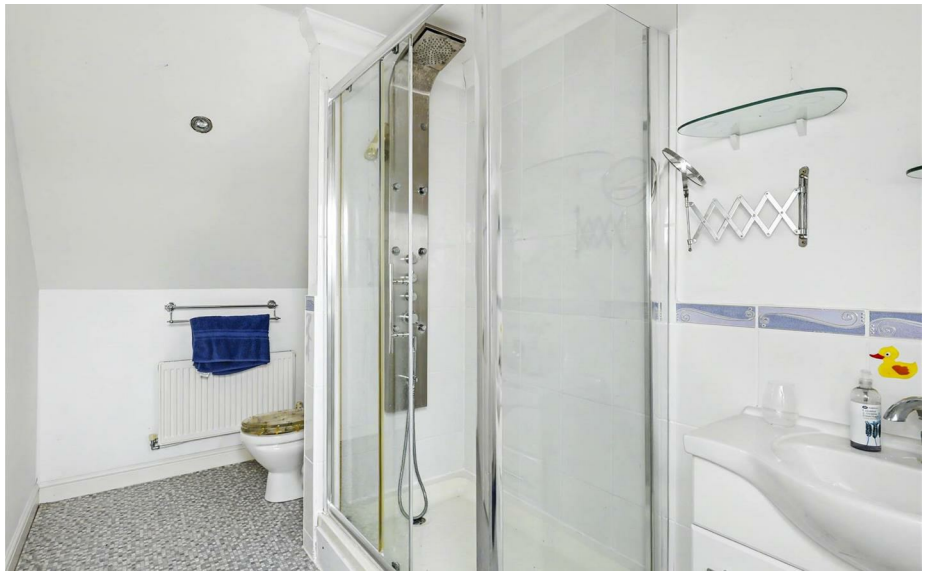
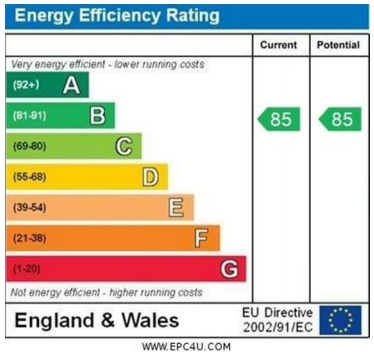


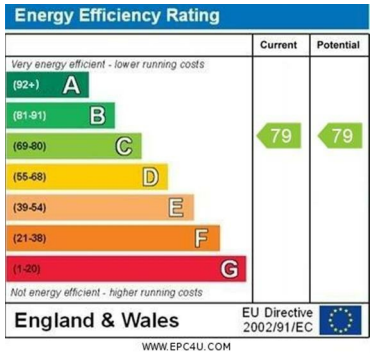








EPC - Main house



EPC - Annexe

Guide Price £1,150,000
Tenure - Freehold
Council Tax Band - Main house G / Annexe A
Local Authority - Uttlesford

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Approximate Gross Internal Area
469.29 sq m / 5051.39 sq ft
(Excludes Eaves Storages)

Basement | Ground Floor | First Floor | Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

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

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