



2 CHURCH END VILLAS

Church End, Broxted , CM6 2BU

£325,000



COMMERCIAL | RESIDENTIAL | LETTINGS

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- Three Bedrooms
- Mid - Terrace Country Cottage
- Ample Parking
- Nice Sized Rear Garden
- Short Drive to Dunmow
- Popular Semi - Rural Location
- Rarely Available
-





Property Description

THE PROPERTY

Three bedroom mid terrace country cottage. Situated within a popular semi - rural location within driving distance to Dunmow. Ample parking and a garden.

Freehold

Council Tax Band C

EPC awaiting

THE LOCATION

Broxted is a peaceful village surrounded by lush green countryside. It has a village hall and a church, with further useful amenities around a 12-minute drive away in nearby Great Dunmow. Local favourites include De La Terre, serving delicious natural wine and tapas, and Le Petite Parisien café.

For provisions, there is a local butcher, a fresh fish stall twice a week, several bakeries and a Co-op. The ever-popular Luckins Wine Store is the perfect spot to pick up a complementary bottle or two.

The historic town of Thaxted is also nearby, home to Dick Turpin's cottage, a remarkable Guildhall, and John Webb's Windmill, as well as a good selection of pubs, cafés, and shops, including a butcher and a bakery, and an interiors shop, Vintage Style Living.

The popular town of Saffron Walden, recently described by The Sunday Times as the 'best place to live in the UK', is a 20-minute drive away. There is a vibrant Saturday market with an enticing oyster bar, an award-winning arts venue, Saffron Hall, alongside a host of independent shops and

cafes, including Chaters, Mini Miss Bakery and Hill Street Chocolatier.

The larger market town of Bishop's Stortford is also a 20-minute drive from the house. It has a broad range of shops and supermarkets and offers many dining options, such as Cyclo Pho & Vietnamese Café, and Paisa, a popular wine bar that also serves a range of delectable antipasti platters. Le Peche Mignon is an excellent spot for breakfast or for stocking up on deli goods.

There are plenty of opportunities for exploring nature in the local area. The National Trust-maintained Hatfield Forest is a 19-minute drive from the house, while Audley End House and Gardens, a large Victorian estate with exquisite gardens, is only 22 minutes away by car. The latter also hosts

excellent live music events during the summer.

There are several well-regarded primary and secondary schools close by, and the independent option of Bishop's Stortford College is within a 20-minute drive of Hill Pasture. Hockerill Anglo-European College, also in Bishop's Stortford and Felstead School in Dunmow, are very well regarded too, while Saffron Walden County High is another excellent local option, together with the sixth form colleges in Cambridge, including Hills Road and Long Road.

Despite its rural setting, the house is well-positioned for easy access to London. Stansted Airport is around a 13-minute drive or bus ride away, with trains reaching Tottenham Hale in 33 minutes and Liverpool Street in approximately 47 minutes. Regular services to London and Cambridge also run

from nearby Elsenham and Stansted Mountfitchet, as well as Bishop's Stortford. There is easy access by car to the national motorway system via the A120, the M11 and the M25.

ENTRANCE HALL

LIVING ROOM

13' 3" x 12' 5" (4.04m x 3.80m)

KITCHEN

16' 2" x 7' 10" (4.95m x 2.41m)

REAR LOBBY

BATHROOM

FIRST FLOOR

LANDING

BEDROOM 1

12' 7" x 9' 3" (3.86m x 2.82m)

BEDROOM 2

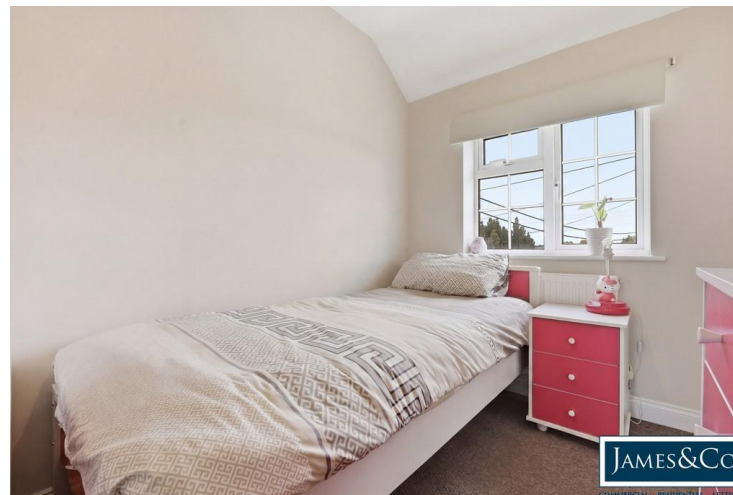
9' 10" x 8' 10" (3m x 2.71m)

BEDROOM 3

9' 6" x 6' 7" (2.91m x 2.03m)

OUTSIDE

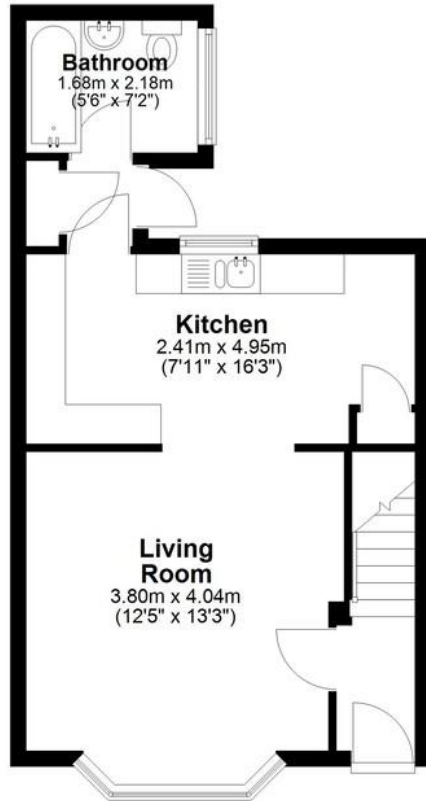
As mentioned the property has ample driveway parking and a rear garden laid mainly to lawn.





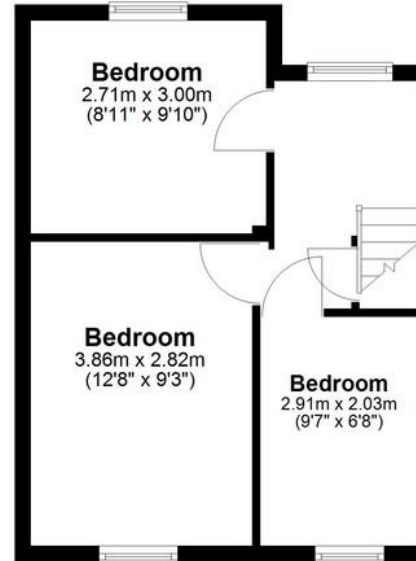
Ground Floor

Approx. 37.7 sq. metres (405.8 sq. feet)



First Floor

Approx. 31.5 sq. metres (339.0 sq. feet)



COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Uttlesford District Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Total area: approx. 69.2 sq. metres (744.8 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Church End Villas

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