

Watling Lane, Thaxted, CM6 2RA

CHEFFINS

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Thaxted,
CM6 2RA

5 3 2

Guide Price £835,000



- Substantial detached family home
- Stylish and versatile accommodation
- Open plan kitchen/dining room with bi-folding doors to the garden
- Bathroom, shower room & en suite to principal bedroom
- Useful garden studio/office
- Oversized garage & driveway parking

A detached family home set towards the end of a no-through road, well-placed within walking distance of Thaxted's amenities and open countryside. The property has been enlarged over time to provide extensive accommodation, incorporating a stunning kitchen/dining room, excellent outdoor entertaining space and home office/studio.









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

ENTRANCE HALL
A welcoming and spacious hallway, accessed via an entrance door with obscure glazed windows and obscure glazed panels to either side. Timber flooring and staircase rising to the first floor with understair storage cupboard.

CLOAKROOM
A well-appointed room with low level WC, wash basin with a marble top and cupboards below, period style radiator and towel rail, marble flooring and part-wood panelled walls.

LIVING ROOM
A pair of glazed doors with adjoinng windows provide access and views to the terrace and garden beyond, fireplace with contemporary inset stove and slate hearth. A pair of doors open to the adjoining reception room which provides the option to create a larger reception space for entertaining, if and when required.

TV/FAMILY ROOM
Wide window to the front aspect overlooking the garden and driveway. The room is complimented by fitted media furniture, incorporating space for a large TV, shelving and extensive cupboard space below.

KITCHEN/DINING ROOM
A real hub of the home, providing a contemporary open plan living space. The kitchen comprises an extensive range of units, together with a matching central island with breakfast bar, twin bowl sink unit, four ring gas hob, integrated microwave, double oven and dishwasher and space for an American style fridge freezer. The room is flooded with natural light via bi-folding doors which provide access to the terrace and garden, with a further full height window, wide window over the sink, obscure glazed window to the side aspect and two skylights.

UTILITY ROOM
The utility room links the kitchen/dining room to the garage, with space and plumbing for washing machine and tumble dryer with worktop space and eye level cupboards above. Door to:

GARAGE
Vehicular access via electrically operated up and over door, power and lighting connected. The garage offers scope for conversion, subject to needs and relevant approval.

FIRST FLOOR

LANDING
Window to the front aspect and hatch providing access to the fully boarded loft space.

BEDROOM 1
A dual aspect room with pleasant views to the rear over the garden and nearby rolling countryside and wooded areas.

EN SUITE
Comprising shower enclosure, WC, tiled walls and flooring and obscure glazed window.

BEDROOM 2
Wide window to the front aspect overlooking the garden and street scene.

BEDROOM 3
Wide window to the rear aspect enjoying excellent views.

BEDROOM 4
Window to the rear aspect.

BEDROOM 5
High level window to the side aspect.

BATHROOM
A well-appointed suite comprising contemporary free-standing bath, low level WC, wash basin within a timber unit, heated towel rail, cobblestone flooring, part tiled walls and obscure glazed window.

SHOWER ROOM
Comprising large walk-in shower area, vanity wash basin, low level WC, heated towel rail and obscure glazed window.

OUTSIDE
The property is set towards the end of a no-through road, well-placed being within walking distance of Thaxted's extensive amenities and local countryside. The property is accessed via a gravelled driveway which provides extensive off-street parking with an adjoining lawn and mature hedging. Adjoining the rear of the property is a paved terrace, ideal for al fresco entertaining, incorporating a barbeque and seating area. Beyond the terrace is a lawned garden with a timber shed and garden room/home office.

GARDEN ROOM/HOME OFFICE
Offering a multitude of uses, dependent upon needs. The room enjoys good levels of natural light, power and lighting connected.

VIEWINGS
By appointment through the Agents.





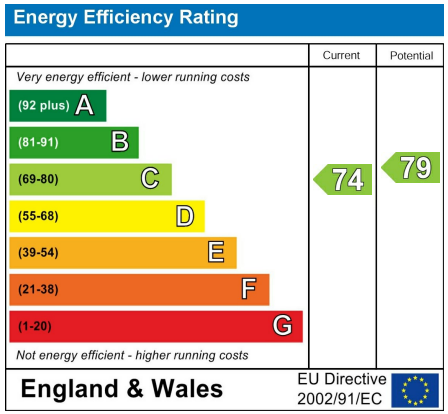




















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Tenure - Freehold
Council Tax Band - F
Local Authority - Uttlesford



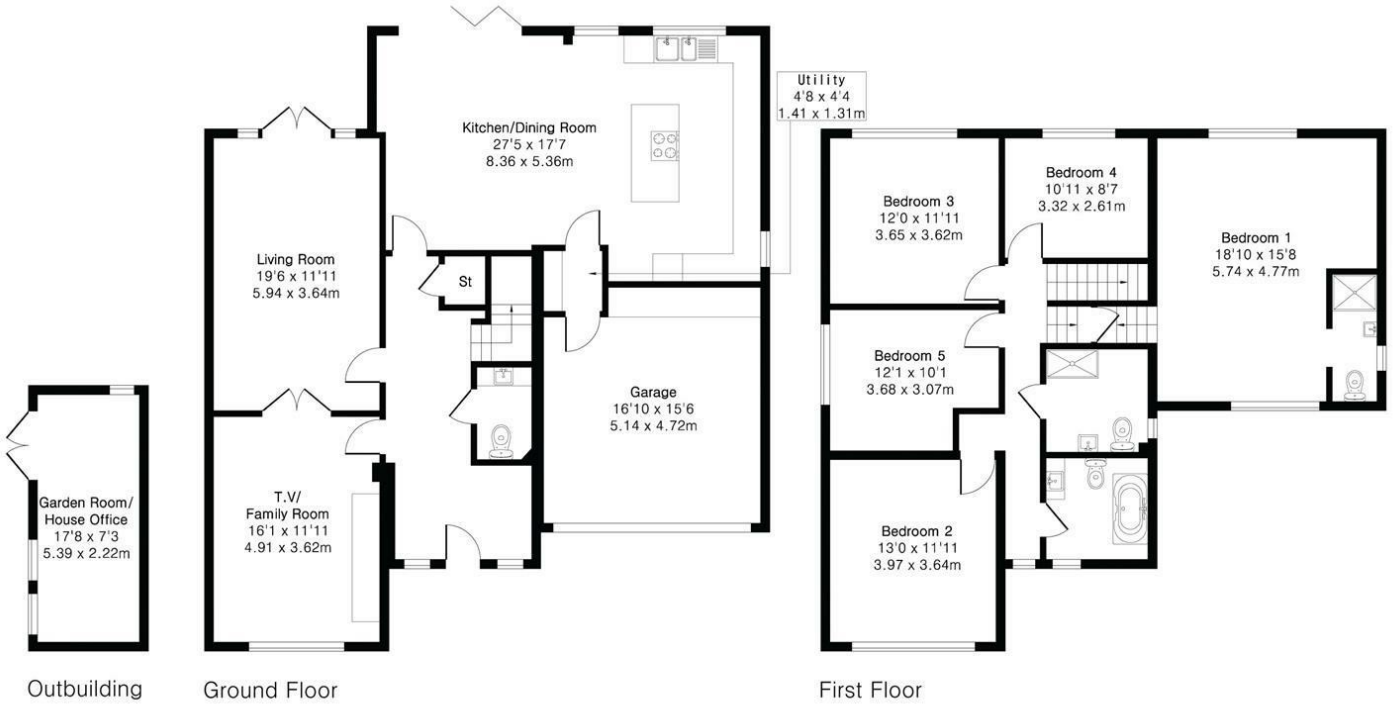






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Approximate Gross Internal Area 2198 sq ft - 204 sq m
(Excluding Garage & Outbuilding)
Ground Floor Area 1135 sq ft – 105 sq m
First Floor Area 1063 sq ft – 99 sq m
Garage Area 252 sq ft – 23 sq m
Outbuilding Area 129 sq ft – 12 sq m



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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