



DUNMOW ROAD, THAXTED

GUIDE PRICE – £400,000

- 3 BEDROOM SEMI-DETACHED HOME
- UNDERFLOOR HEATING THROUGHOUT
- LIVING ROOM DINER WITH BI-FOLDING DOORS TO GARDEN
- KITCHEN WITH INTEGRATED APPLIANCES
- UTILITY ROOM
- DOWNSTAIRS CLOAKROOM
- EN-SUITE AND BUILT-IN DOUBLE WARDROBE TO PRINCIPAL BEDROOM
- THREE PIECE FAMILY BATHROOM
- ALLOCATED PARKING FOR 2 VEHICLES
- SOUTH-FACING GARDEN WITH PATIO AND LAWN

A beautifully presented three bedroom semi-detached house, located within the Medieval town of Thaxted, which enjoys underfloor heating throughout, an open plan living room diner, kitchen with integrated appliances, utility room, principal bedroom with built-in double wardrobe and en-suite, two further bedrooms and a family bathroom. Externally, the property boasts its own private south-facing garden laid to patio and lawn, and there is allocated parking for two vehicles.





With composite front door and side lights opening into:

Entrance Hall

With carpeted stairs rising to first floor landing with oak handrail and glass balustrade, solid oak engineered wide lipped flooring with underfloor heating, ceiling lighting and doors to rooms.

Cloakroom

Comprising a low level WC with integrated flush, wall mounted wash hand basin with contemporary mixer tap, feature mirror, inset ceiling down lighting, extractor fan, half tiled surround, tiled flooring with underfloor heating and chromium heated towel rail.

Kitchen – 10'11" x 8'5" (3.33m x 2.55m)

With an array of eye and base level cupboards and drawers with complimentary quartz work surface and splashback, 1 ☐ bowl under sunk stainless steel sink unit with integrated work surface drainer and contemporary mixer tap over, 4 ring NEFF electric induction hob with extractor fan above, integrated NEFF oven, integrated fridge freezer, integrated NEFF dishwasher, window to rear, inset ceiling down lighting, tiled flooring with underfloor heating, smoke alarm and door to:

Utility Room – 6'3" x 5'7" (2.00m x 1.90m)

Comprising a work station with recess and plumbing for both washing machine and tumble dryer, storage cupboard, complimentary quartz work surface with splashback and under sunk stainless steel sink unit with integrated work surface drainer and contemporary mixer tap, fully glazed door to rear garden, inset ceiling down lighting, cupboard housing Vaillant boiler, extractor fan and tiled flooring with underfloor heating.

Living Room Diner – 17'10" x 12'6" (5.44m x 3.71m)

With ceiling lighting, TV, telephone and power points, solid oak engineered wide board flooring with underfloor heating, windows front and further bi-folding doors to rear garden. Also a door to under stairs storage cupboard housing wall mounted fuse board, data cable device, power points and heating controls for the underfloor heating.

First Floor Landing

With access to loft, ceiling lighting, smoke alarm, airing cupboard housing Vaillant pressurised water cylinder and slatted shelf, window to front, fitted carpets, power points and doors to rooms.

Principal Bedroom – 11'2" x 10'6" (3.41m x 3.20m)

With window to rear, ceiling lighting, TV, USB and power points, fitted carpet with underfloor heating, built-in double wardrobe with mirrored sliding doors and door to:

En-suite

Comprising a large walk-in shower fully tiled and glazed with integrated tap and double shower head, wall mounted wash hand basin with contemporary mixer tap, low level WC with integrated flush, half tiled surround, electric shave point, chromium heated towel rail, tiled floor with underfloor heating, inset ceiling down lighting and extractor fan.

Bedroom 2 – 9'8" x 8'3" (2.93m x 2.44m)

With window to rear, ceiling lighting, TV, USB and power points, fitted carpet and underfloor heating.

Study/Bedroom 3 – 8'9" x 7'10" (2.60m x 2.38m)

With window to front, ceiling lighting, TV, USB and power points, fitted carpet and underfloor heating.

Family Bathroom

Comprising a 3 piece suite of panel enclosed bath with half tiled surround with integrated contemporary mixer tap and shower head, wall mounted wash hand basin with contemporary mixer tap, low level WC with integrated flush, feature mirror, inset ceiling down lighting, extractor fan, electric shaving point, chromium heated towel rail, tiled flooring and underfloor heating.

OUTSIDE

Outside

The property is approached from the rear via a shared, block paved driveway supplying access to two allocated parking spaces and personnel gate to rear garden. The front of the property is also approached via a resin pathway leading to front door.

South Facing Rear Garden

With patio and lawn area all retained by close boarded fencing. Outside lighting can also be found.



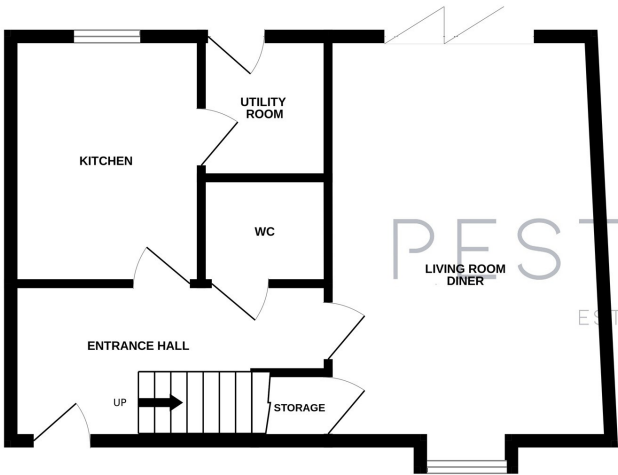
DETAILS

EPC

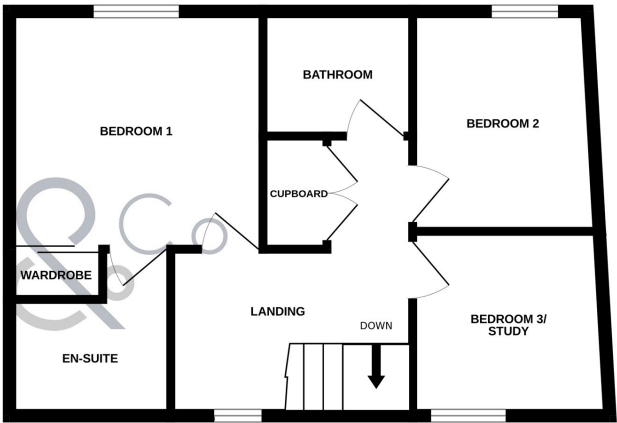
Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR
462 sq.ft. (42.9 sq.m.) approx.

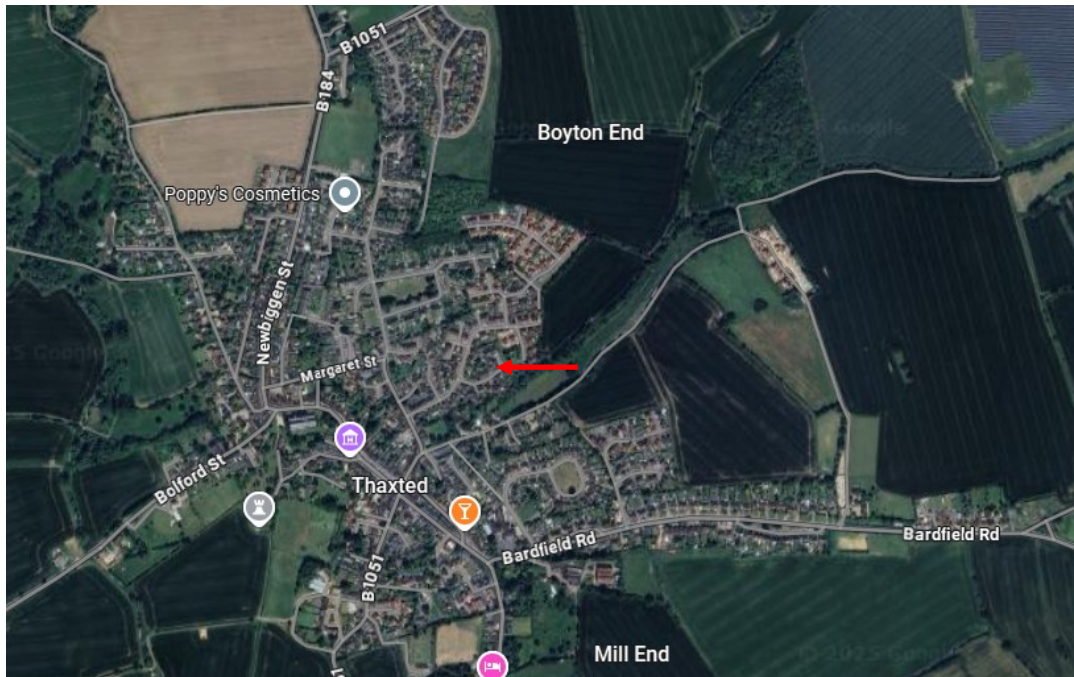


TOTAL FLOOR AREA : 929 sq.ft. (86.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GENERAL REMARKS & STIPULATIONS

Oat Cottage is perfectly located in the middle of the magnificent Medieval town of Thaxted, Essex with all the day to day amenities of life available within a short walk. Home to the distinguished Guildhall, eminent Thaxted Church and the restored John Webb's Windmill, Thaxted has a wonderful history which dates back to before the Domesday Book. Set against a backdrop of exquisite architecture, Thaxted is considered to be the jewel in the crown of Essex. The town is resplendent in architectural interest, unique in character with a flourishing community which remains today what it has been for the last ten centuries - a thriving town which moves with the times, but also embraces its heritage with admirable respect. The market town of Great Dunmow is also close by offering schools, shopping, restaurants, public houses and many more recreational facilities. Further to this Great Dunmow also offers the A120 supplying further access to M11/M25 and of course London Stansted International Airport.

DIRECTIONS



FULL PROPERTY ADDRESS

Oat Cottage, Dunmow Road, Thaxted, Essex,
CM6 2LU

COUNCIL TAX BAND

Band D

SERVICES

Gas fired underfloor central heating, mains
drainage and water

LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron
Walden, CB11 4ER

AGENTS NOTE: We believe the information provided in this brochure is accurate as of the date 12/11/2025. The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

PESTELL & Co

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Are you a developer looking for an agent to market or value your site?