



Lindsell, CM6 3QL

**CHEFFINS**

Lindsell,  
CM6 3QL

- Idyllic location
- Detached House
- Six bedrooms
- Principal bedroom with en suite
- Stunning garden
- Garage

A spacious detached house with accommodation over three floors. The property enjoys beautifully presented accommodation together with a stunning garden with views of a meadow at the rear.

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**Guide Price £700,000**





## LOCATION

Lindsell is a picturesque rural village with a mix of both modern and period properties, surrounded by rolling countryside. It is within easy reach of both Great Dunmow and Thaxted which offer a good range of everyday shopping facilities and schooling. Bishop's Stortford with its M11 access and mainline railway station into Liverpool Street is approximately 14 miles distant and Stansted Airport within 8.5 miles.

## GROUND FLOOR

The ground floor of the property benefits from underfloor heating throughout.

## PORCH

Access via obscure double glazed entrance door with adjoining obscure double glazed full height window, Door to:-

## ENTRANCE HALL

Staircase rising to the first floor with understairs storage cupboard, tiled floor and doors to adjoining rooms.

## LIVING ROOM

Deep double glazed window to the front aspect overlooking the garden and street scene. Fireplace with inset electric stove and stone surround and hearth, a pair of glazed doors lead through to:-

## SNUG/DINING ROOM

A versatile multi-purpose living space with a double glazed window to the rear aspect overlooking the terrace and garden beyond.. A pair of double glazed doors with adjoining double glazed windows provide access and views into the conservatory and further glazed door returning to the hallway.

## KITCHEN/BREAKFAST ROOM

Fitted with a range of units with granite worktop space and also incorporating an island with breakfast bar area, space for range style cooker, American style fridge freezer, integrated dishwasher, twin bowl sink unit. This room also enjoys a good degree of natural light via a pair of double glazed windows to the side aspect, together with a further double glazed window to the rear aspect and a pair of double glazed doors providing access into the conservatory with views through to the stunning garden. Glazed door to:-

## UTILITY ROOM

Fitted with a range of matching base and eye level units with worktop space over, twin bowl sink unit, space for washing machine and tumble dryer, double glazed door with adjoining double glazed window leading to the side path, further door to:-

## INTEGRAL GARAGE

Accessed by an up and over door, obscure glazed window to the side aspect, power and lighting connected. The garage also offers scope for full or part conversion to additional accommodation dependent upon needs and relevant planning approval.

## CONSERVATORY

A later addition which transforms the flow and use of the ground floor accommodation. The conservatory enjoys views over the stunning garden with adjoining terrace together with underfloor tiled flooring linking the kitchen and snug/dining room.

## CLOAKROOM

Comprising WC with hidden cistern, vanity wash basin, obscure double glazed window and tiled floor.

## FIRST FLOOR

### LANDING

Double glazed window to the front aspect and staircase rising to the second floor. Built-in airing cupboard and doors to adjoining rooms.

### BEDROOM ONE

A dual aspect room with double glazed windows to both sides together with a fitted bedroom furniture incorporating wardrobes, dressing table and window seat. Door to:-

### EN SUITE

Comprising deep bath, separate shower enclosure, WC in hidden cistern, vanity wash basin, tiled walls and floor, double glazed window to the rear aspect.

### BEDROOM TWO

Double glazed window to the front aspect and built-in wardrobe.

### BEDROOM THREE

Double glazed window to the front aspect and built-in wardrobe.

### BEDROOM FOUR

Double glazed window to the rear aspect with views of the garden and built-in wardrobe.

## BATHROOM

Comprising panel bath with independent shower over, vanity wash basin, WC in hidden cistern, tiled walls and floor, obscure double glazed window to the rear aspect.

## SECOND FLOOR

The second floor could provide an excellent living space for teenagers.

## LANDING

A skylight to the front aspect and doors to adjoining rooms.

## BEDROOM FIVE

A dual aspect room with skylights to the front and rear enjoying elevated views, eaves storage space and built-in wardrobes.

## BEDROOM SIX

Skylights to the front and rear aspects, eaves storage space.

## SHOWER ROOM

Comprising built-in shower enclosure, WC in hidden cistern, vanity wash basin, tiled walls and floor, skylight with elevated views.

## OUTSIDE

The property is set in beautiful grounds and to the front of the property is a driveway providing ample off-street parking and access to the garage and path leading to the rear garden. To the side is a lawned garden with well stocked flower and shrub border. To the rear of the property is a natural stone paved terrace enjoying views of the stunning garden which has been lovingly cared for by the current owners and provides a wash of colours and a wonderful outdoor space. The garden is mainly laid to lawn with well stocked flower borders together with a vegetable garden, seating areas, mature trees and hedging and a further seating area at the end of the garden enjoying views over the adjoining meadow.

## VIEWINGS

By appointment through the Agents.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			74
(55-68) <b>D</b>	62		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



Guide Price £700,000  
 Tenure - Freehold  
 Council Tax Band - E  
 Local Authority - Uttlesford





## Dalton House

Approximate Gross Internal Floor Area : 218.90 sq m / 2356.22 sq ft

(Excluding Garage & Eaves)

Eaves : 34.10 sq m / 367.04 sq ft

Garage : 16.70 sq m / 179.75 sq ft

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

[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.

