



THE STREET, HIGH RODING

GUIDE PRICE – £375,000

- NO ONWARD CHAIN
- GRADE II LISTED
- REQUIRES A COMPLETE RENOVATION
- 2 BEDROOM THATCHED COTTAGE
- LARGE PLOT
- IDEAL RURAL VILLAGE LOCATION
- OFF-STREET PARKING
- SINGLE GARAGE
- WEST-FACING GARDEN

We are delighted to offer, with NO ONWARD CHAIN, this grade II listed 2 bedroom thatched cottage, ideally located within the rural village of High Roding. This property enjoys 3 reception rooms, a kitchen, ground floor shower room, conservatory, 2 bedrooms and a family bathroom. This property is located within a large plot which enjoys off-street parking and a single garage, as well as west-facing rear garden.

AGENTS NOTE - This property requires complete renovation





ENTRANCE HALL:

LIVING ROOM - 21'5" x 15'11"

DINING ROOM - 14'10" max x 12'5"

HOME OFFICE/FAMILY ROOM - 12'5" x 9'0"

KITCHEN - 14'1" x 9'6"

SHOWER ROOM - 8'4" x 7'6"

CONSERVATORY - Approximately 8'8" x 8'0"

FIRST FLOOR LANDING:

BEDROOM 1 - 14'2" x 10'3"

BEDROOM 2 - 12'2" x 9'3"

FAMILY BATHROOM - 10'2" x 9'0"



OUTSIDE

EXTERNALS

A fantastic plot with off-street parking, single garage, west-facing rear garden with mature planting and feature trees. Will require some attention, but could be AMAZING.



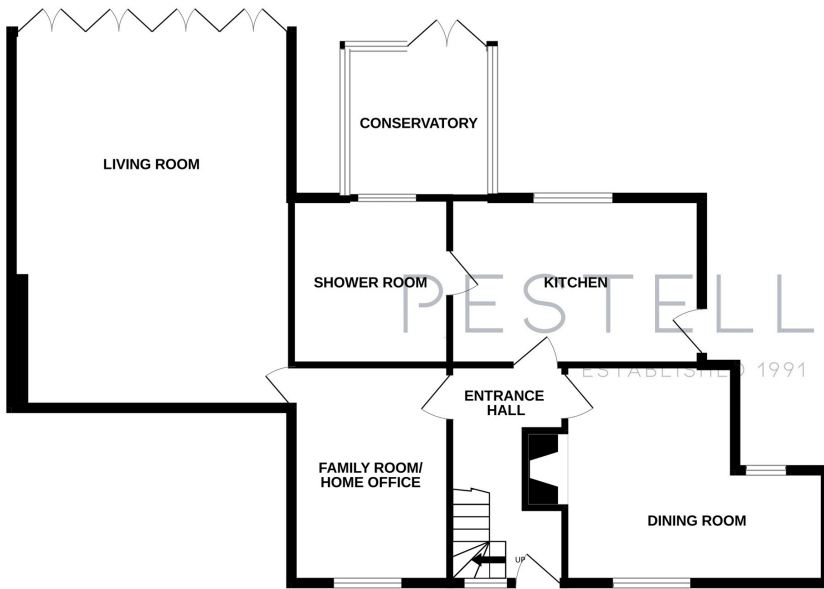
DETAILS

EPC

TO FOLLOW

FLOOR PLAN

GROUND FLOOR
968 sq.ft. (89.9 sq.m.) approx.



1ST FLOOR
419 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA: 1387 sq.ft. (128.9 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

Catkins, The Street is set within the popular village of High Roding which has a Cricket Club, public house and a renowned JMI primary school in the neighbouring village where a local shop for your day-to-day needs can also be found.

The larger market town of Great Dunmow is easily accessible and therefore provides further schooling, shopping, restaurants, public houses and many more recreational facilities. Great Dunmow also offers the A120 giving further access to M11/M25 and of course London Stansted International Airport with direct mainline railway link to London Liverpool Street.

DIRECTIONS



FULL PROPERTY ADDRESS

Catkins, The Street, High Roding, Essex, CM6 1NW

COUNCIL TAX BAND

Band E

SERVICES

Gas fired central heating, mains drainage and water

LOCAL AUTHORITY

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

AGENTS NOTE: We believe the information supplied in this brochure is accurate as of the date 25/06/2026. 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

ESTABLISHED 1991

ESTABLISHING OURSELVES AS LEADING LOCAL AGENTS FOR OVER 34 YEARS!



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Want to change agent and get your property sold?

Do you have a commercial property to sell or let?

Do you have a property that you would like to rent but uncertain how to go about it?

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