



PRESTIGE HOMES

BY HAMILTON PIERS



Park Style
Cottage

Warning of the dog



CCTV
ALL AREAS SURVEILLED
ALL TIMES
7/7/2024

Park Style Cottage Park Street, Thaxted, Dunmow, CM6 2NE

Prestige Homes by Hamilton Piers are delighted to introduce this IMMACULATELY PRESENTED three double bedroom detached cottage, positioned on a 1/4 ACRE PLOT (STLS) and boasting PANORAMIC COUNTRYSIDE VIEWS, an 18' lounge with inglenook fireplace, 21' dining room and plenty of ORIGINAL CHARACTER FEATURES throughout. Benefiting from a detached DOUBLE GARAGE (potential to convert*), gated driveway parking for several vehicles, an en-suite bathroom to master bedroom plus family bathroom & ground floor shower room. Set on very well-maintained grounds and ideally situated in a quiet, scenic RURAL LOCATION with nearby access to local amenities & convenient access to A120/M11, Dunmow/Felsted & Stansted Airport (7 miles). Internal viewings highly recommended!





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The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Glazed windows to front and side aspects, central staircase to first floor, under stairs storage cupboard, parquet flooring.

LOUNGE:

18'3 x 13'10 (5.56m x 4.22m)

Glazed windows across front aspect, central Inglenook fireplace with log burning stove and exposed brick surround, two radiators, solid wood flooring, exposed beams.

CONSERVATORY:

7'11 x 7'8 (2.41m x 2.34m)

Part brick and part timber construction with solid roof, radiator, tiled flooring. Double doors to rear garden.

DINING ROOM:

21'4 x 14'0 (6.50m x 4.27m)

Glazed windows to front aspect, central Inglenook fireplace with exposed brick surround, two radiators, carpeted flooring, exposed beams.

KITCHEN / BREAKFAST ROOM:

13'8 x 11'3 (4.17m x 3.43m)

Glazed windows to side and rear aspects, a series of matching base and wall units, edged oak work surfaces incorporating a one and a half bowl sink with central mixer tap and drainer, Aga, electric cooker with hob and extractor hood over, space for low level fridge and freezer, inset wine cooler, radiator, tiled flooring. Door to rear lobby.

REAR HALL:

Secure stable door to side aspect, glazed windows to front and rear aspects, stairs accessing bedroom three, boiler cupboard, radiator, tiled flooring.

SHOWER ROOM:

Opaque glazed window to side aspect, enclosed and fully tiled corner shower unit, low level WC, vanity wash hand basin, extractor fan, radiator, tiled flooring.

FIRST FLOOR:

BEDROOM THREE:

11'6 x 10'6 (3.51m x 3.20m)

Glazed window to rear aspect, four built-in cupboards (one containing boiler for pressurised water system), radiator, carpeted flooring.

MASTER BEDROOM:

16'4 x 14'4 (4.98m x 4.37m)

Glazed windows to front aspect, two radiators, carpeted flooring and vaulted ceiling with exposed beams.

EN-SUITE BATHROOM:

Glazed window to side aspect, panelled bath with central mixer tap and shower attachment, low level WC, pedestal wash hand basin with tiled splash back, radiator.

BEDROOM TWO:

14'1 x 12'3 (4.29m x 3.73m)

Glazed window to side aspect, two radiators, carpeted flooring and vaulted ceiling with exposed beams.

FAMILY BATHROOM:

Glazed window to rear aspect, panelled bath with central mixer tap and shower attachment, low level WC, pedestal wash hand basin with tiled splash back, radiator and heated towel rail.

EXTERIOR:

GARDENS:

Private rear garden comprising patio area which extends around the entire property, raised lawn area with a series of mature shrubs, enclosed by hedges and trees to



maintain all round privacy and shelter, pond, raised decking area with timber built Summer House (fitted with power and lighting), rear patio area with hot tub (subject to negotiation), pathway to generous front garden which is set back behind low level stone wall, pathway from pedestrian gate to main entry door. Access to double garage and gated driveway area.

DOUBLE GARAGE, DRIVEWAY & PARKING:

Detached double garage fitted with power, lighting and up and over doors with access door to side. Gated driveway parking for several vehicles. Gate into bin area with access to septic tank. Secure gate opening to public countryside footpath.

AGENTS NOTES:

Council Tax Band: G

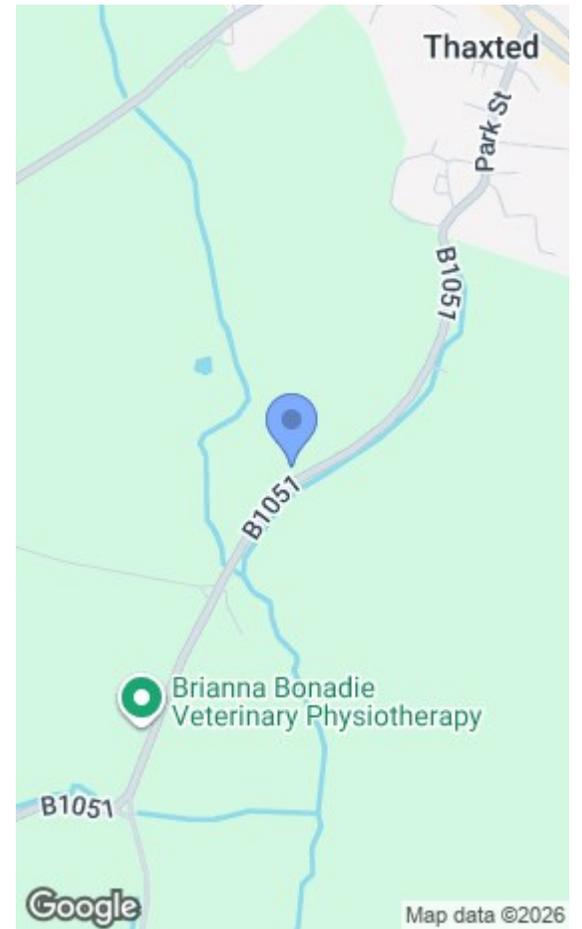
Please note: This property is not connected to mains gas. Sewerage is via septic tank - Further details regarding utilities are available upon request.

For further information regarding this property, please contact Prestige Homes by Hamilton Piers.









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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

This prestige home is Freehold.

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