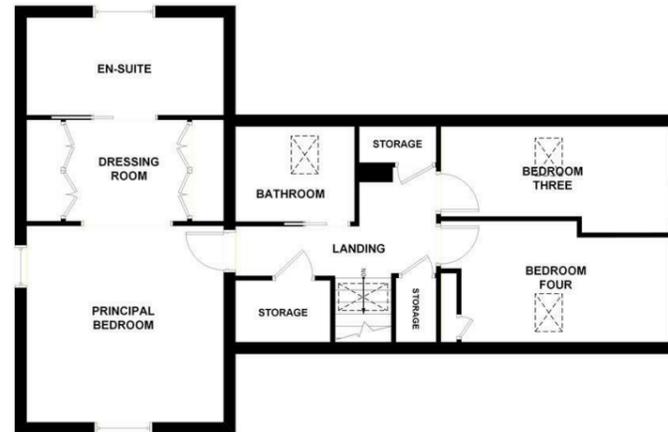
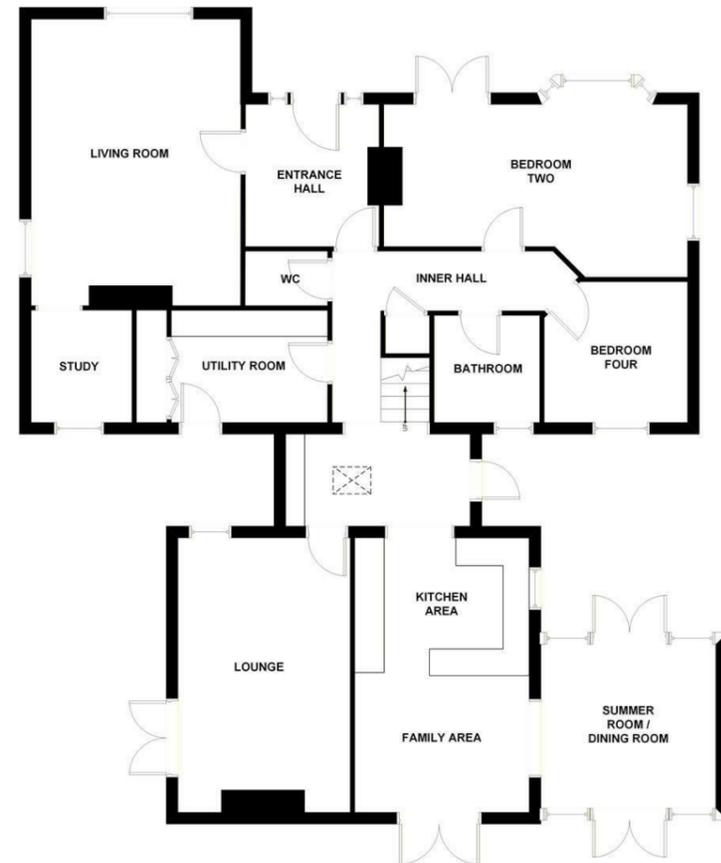


# DANIEL BREWER

51 High Street  
Great Dunmow  
Essex, CM6 1AE

Telephone • 01371 856585  
Website • [www.danielbrewer.co.uk](http://www.danielbrewer.co.uk)  
E-mail • [info@danielbrewer.co.uk](mailto:info@danielbrewer.co.uk)



TOTAL APPROX. FLOOR  
AREA: 2600 SQ.FT.

**DANIEL BREWER**  
Bringing People and Property Together

NOTICE: This floorplan is NOT to be used for any engineering, surveying, structural, or planning purposes. Although great care has been taken to ensure accuracy, this drawing is intended for illustrative purposes only.  
The numerical values and/or graphical representations of (but not limited to) positions, relative size, dimensions, areas, shape, and type of (but not limited to) rooms, objects, walls and stairs are approximate only - no guarantee is made on either their precision or accuracy.



## Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets

and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Essex, CM6 1AE

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COPTHALL LANE, THAXTED, DUNMOW

OFFERS OVER £900,000



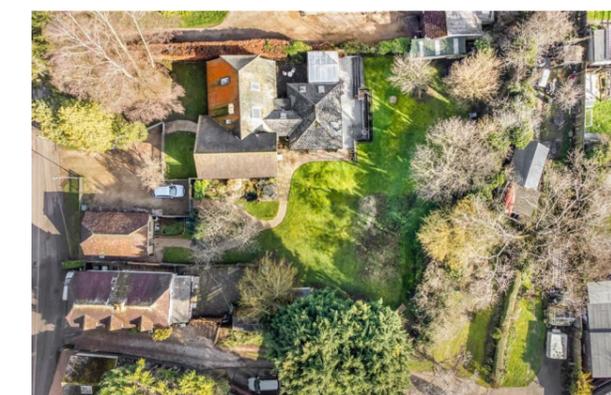
**COPTHALL LANE  
THAXTED  
DUNMOW**

Tucked away on a quiet lane in the charming village of Thaxted, Dunmow, this exquisite detached five-bedroom home offers a perfect blend of modern living and traditional elegance. The spacious and adaptable layout provides potential for a self-contained ground floor annexe, all just a short stroll from the town centre and its amenities.

Accommodation is split over two floors with the ground floor comprising: Entrance Hall, Living Room, Study, Inner Hallway, Cloakroom, Utility Room, Family Bathroom, Bedrooms Two & Five, Kitchen, Lounge and Dining Area. On the first floor are three more Bedrooms, including a Principal Suite with a Dressing Area & En-Suite, and a Family Bathroom.

Externally the property benefits from wraparound gardens, with patios & mature trees throughout and a outbuilding housing a workshop and a carport with an electric car charging point. The driveway can easily accommodate four plus cars.





- **Five Bedroom Detached Home**
- **Open Plan Kitchen/Dining Room**
- **Three Reception Rooms**
- **Utility Room & WC**
- **Study**
- **External Workshop**
- **Principal Suite with Dressing Room & En-Suite**
- **Two Family Bathrooms**
- **Driveway Parking for Multiple Vehicles, Carport with Charger & Garage**
- **South Facing Gardens**

**Entrance Hall**

9'2" x 3'7" (2.8m x 1.1m)

Entrance via covered porch to single glazed timber door with single glazed timber window to the front aspect, inset fireplace, wall mounted radiator, inbuilt matted area, engineered oak flooring, wall mounted light fixtures, various power points. Doors to: Inner Hallway, Living Room.

**Living Room**

19'8" x 13'5" (6.0m x 4.1m)

Double glazed timber windows to side & front aspects, electric feature fireplace with timber mantel and timber hearth, bespoke timber storage and shelving units, underfloor heating, engineered oak flooring, wall mounted light fixtures, various power points, TV point. Opening to: Study.

**Study**

7'10" x 6'10" (2.4m x 2.1m)

Double glazed timber window to rear aspect, underfloor heating, engineered oak flooring, inset spotlights, various power points.

**Inner Hallway**

16'4" x 11'9" (5.0m x 3.6m)

Single glazed timber door to side aspect, double glazed timber Velux window to side aspect, carpeted stairway to first floor landing, access to understairs storage/airing cupboard, range of bespoke units with timber worksurfaces, pantry storage area, pull out bin, wall mounted radiator with timber cover, engineered oak flooring, inset spotlights, various power points. Doors to: Utility Room, WC, Family Bathroom, Bedroom two, Bedroom five, Lounge. Opening to: Kitchen/Family Room.

**Bedroom Five**

10'2" x 9'10" (3.1m x 3.0m)

Single glazed timber window to rear aspect, fitted wardrobes, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

**Bedroom Two**

19'4" x 11'9" (5.9m x 3.6m)

Single glazed timber window to front & rear aspect, single glazed timber bay window to

front with seat and storage, single glazed timber French doors to front aspect, fitted wardrobes, fireplace, wall mounted radiators with timber covers, carpeted flooring, wall mounted light fixtures, various power points.

**Family Bathroom**

Secondary glazed timber window to rear aspect, three-piece suite, low level WC with combination vanity wash hand basin with low level storage and mixer tap, panel enclosed bath with rainfall shower, wall mounted heated towel rail, electric heater, tiled flooring, inset spotlight, extractor fan.

**WC**

Low level WC, feature timber wash hand basin with mixer tap, engineered oak flooring, inset spotlights.

**Utility Room**

13'1" x 7'6" (4.0m x 2.3m)

Stable style timber double glazed door to rear aspect, various base and eye level units with timber worksurfaces over, space for American style fridge freezer, single unit ceramic sink with mixer tap, space for washing machine & separate tumble dryer, access to electrics consumption box, wall mounted radiator, inbuilt matted area, engineered oak flooring, various power points, extractor fan.

**Lounge**

19'0" x 12'1" (5.8m x 3.7m)

Single glazed French doors to side aspect, single glazed window to rear aspect, double glazed timber Velux window to rear aspect, dual-fuel burner with granite hearth, bespoke storage and shelving units, engineered oak flooring, wall mounted light fixtures, various power points.

**Kitchen/Family Room**

19'0" x 12'1" (5.8m x 3.7m)

Single glazed timber window to side, double glazed timber Velux windows to side aspect, single glazed timber French doors to rear aspect, various base level units with granite worksurfaces over, combination microwave oven & air fryer, integrated dishwasher, one and half unit ceramic sink with drainer unit and mixer tap, double Britannia oven with five ring gas hob with extractor fan, low level electric fan, low level integrated fridge, wall mounted radiators, engineered oak flooring, inset spotlights, various power points. Opening to: Dining Room/Summer Room.





**Summer Room/Dining Room**

11'9" x 9'6" (3.6 x 2.9)  
 Double glazed timber windows to all aspects, double glazed timber French doors to front & rear aspects, wood wall panelling, electric feature fireplace, engineered oak flooring, ceiling mounted light fixture, various power points.

**First Floor Landing**

14'1" x 8'2" (4.3m x 2.5m)  
 Double glazed timber Velux window to rear aspect, carpeted stairway with timber banister, timber post and rail balustrade, access to eaves storage areas. Doors to: Bedrooms Three, Four and Principal & Family Bathroom

**Family Bathroom**

Timber double glazed Velux window to front aspect, three-piece suite, low level WC with combination vanity wash hand basin with low level storage and mixer tap, corner tiled enclosed shower with glass door and rainfall head, wall mounted heated towel rail, eaves storage, partially tiled walls, tiled flooring, inset spotlight, extractor fan.

**Bedroom Four**

15'8" x 7'2" (4.8m x 2.2m)  
 Secondary glazed timber window to side aspect, double glazed Velux window to front aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

**Bedroom Three**

15'8" x 7'10" (4.8 x 2.4m)  
 Double glazed Velux window to rear aspect, eaves storage and bespoke shelving unit, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

**Principal Bedroom**

13'5" x 13'5" (4.1m x 4.1m)  
 Featuring Vaulted ceiling, double glazed timber windows to front & side aspects, wall mounted radiators, carpeted flooring, wall mounted light fixtures, ceiling mounted light fixtures, various power points. Opening to: Dressing Room.

**Dressing Room**

13'5" x 6'10" (4.1m x 2.1m)  
 Bespoke fitted wardrobes, carpeted flooring, inset spotlights, access to loft. Sliding door to: En-Suite.

**En-Suite**

Double glazed timber frosted window to front aspect, four piece suite, low level WC, his & hers wash hand basin with low level storage and mixer taps, oval free standing bath with mixer tap and shower attachment, walk-in shower with rainfall head and glass screens, wall mounted heated towel rails, tiled flooring, wall mounted light fixtures, extractor fan.

**Gardens**

The property is approached by a gravel driveway with parking for multiple cars & a carport/workshop building. To the front of the property the gardens are enclosed with a green picket fence with a gate & gravel path leading to the front door with a laid to lawn area and mature tree/flower bed. To the side of the property is a secondary path providing access to the secluded rear gardens with a larger sloping laid to lawn area backing up onto mature trees. A gravel path provides access to a stone paved patio seating area & the side door to the workshop. To the rear of the property is a wooden decking area with flowerbeds and stairs leading up to the lawn area.

**Garage, Carport & Driveway**

Driveway parking for multiple vehicles, carport with electric car charger and single garage.

