



12 Burns Way, Thaxted
CM6 2FH



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

12 Burns Way

Thaxted | Essex | CM6 2FH

Guide Price £475,000

- A well presented four bedroom, two bathroom detached property
- Spacious open-plan kitchen/dining room
- Bright sitting room with bay window
- Utility room, cloakroom/WC, and excellent storage
- Attractive enclosed garden
- Detached garage and ample parking
- Quiet residential setting close to town amenities
- Well Located for ease of access to both Dunmow and Saffron Walden

The Property

A well appointed and beautifully presented 4 bedroom semi detached family home, occupying a pleasant position on the edge of this modern residential development well located on the edge of Thaxted.

The Setting

Thaxted is one of Essex's most picturesque and historic market towns, renowned for its medieval architecture, vibrant community spirit and rich cultural heritage. Set amid rolling countryside, this charming town offers an appealing blend of period character and everyday convenience.

At the heart of Thaxted is its beautifully preserved high street, lined with independent shops, pubs, cafes, and local amenities — all overlooked by the impressive 14th-century Guildhall and the majestic spire of St John the Baptist Church. The town also plays host to a variety of community events throughout the year, including its famous Morris dancing weekend and classical music concerts.

For families, Thaxted offers a well-regarded primary school and a strong sense of local community. The surrounding countryside provides ample opportunities for walking, cycling and enjoying the great outdoors, while nearby towns such as Great Dunmow and Saffron Walden offer additional schooling, shopping and leisure options.

Despite its rural charm, Thaxted is well connected. The A120 provides swift access to the M11, Stansted Airport, and Bishop's Stortford, while mainline rail services to London Liverpool Street are available from nearby Elsenham, Great Dunmow or Stansted Mountfitchet — making it an attractive base for commuters.





The Accommodation.

Set in a peaceful residential close on the edge of a charming medieval market town, 12 Burns Way presents an ideal opportunity for families seeking space, flexibility, and modern comfort. This well-designed four-bedroom home offers generously proportioned interiors, a thoughtfully planned layout, and a private rear garden — all perfectly suited to contemporary living.

The ground floor welcomes you with a spacious entrance hall, leading into a bright and inviting sitting room featuring a bay window that fills the space with natural light. To the rear, a large open-plan kitchen and dining room spans the width of the house, creating a sociable heart to the home. French doors open directly onto the garden, seamlessly blending indoor and outdoor living — perfect for entertaining in the warmer months. Additional ground floor features include a useful utility room, a cloakroom/WC, and convenient under-stairs storage. Upstairs, the first floor hosts four well-sized bedrooms and a modern family bathroom. The principal bedroom is complemented by a sleek en suite shower room, while the remaining rooms offer flexibility for use as children’s bedrooms, guest accommodation, or a dedicated home office.



Outside

Externally, the property benefits from a detached single garage, ample driveway parking, and a good-sized rear garden laid mainly to lawn with a variety of shrubs and bushes, with the benefit of paved patio set off the rear of the house.

Services

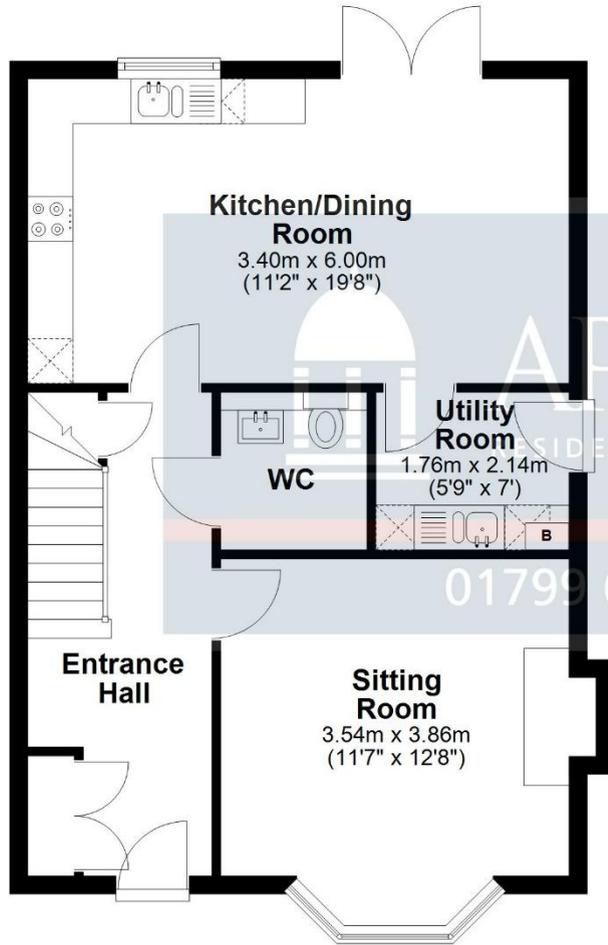
Mains electric, water and drainage are connected. Gas fired central heating. Ultrafast broadband is available and mobile signal is good.

Tenure – Freehold Property Type – Semi - detached
Property Construction – Standard construction
Local Authority – Uttlesford District Council
Council Tax – E



Ground Floor

Approx. 53.7 sq. metres (578.5 sq. feet)



First Floor

Approx. 53.9 sq. metres (580.4 sq. feet)



Outbuilding

Approx. 22.1 sq. metres (237.9 sq. feet)



Total area: approx. 129.8 sq. metres (1396.9 sq. feet)

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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