

# DANIEL BREWER

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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 firms employment has the authority to make or give any representation or warranty in respect of the property.

**NEWBIGGEN STREET, THAXTED, DUNMOW, ESSEX, CM6 2QR**  
**OFFERS OVER £525,000**

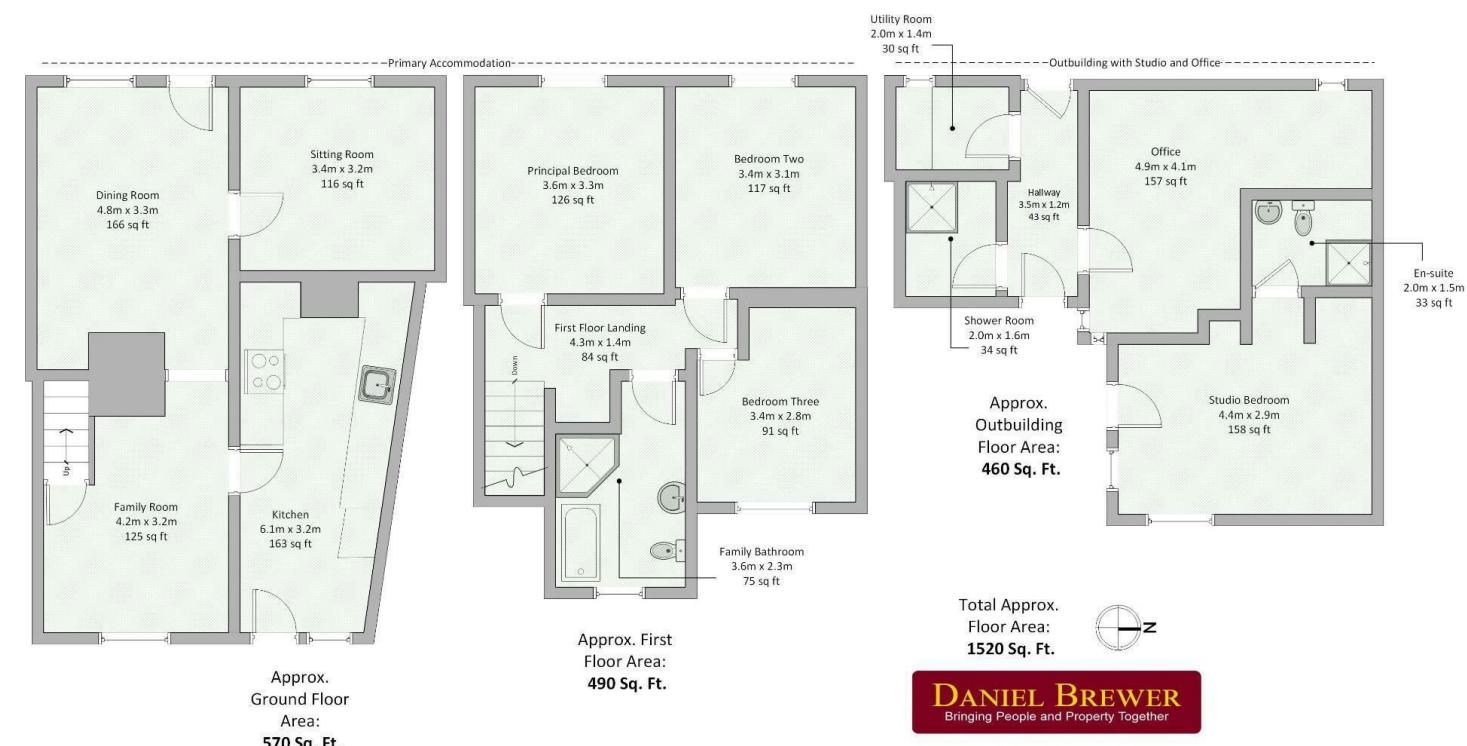


## NEWBIGGEN STREET THAXTED DUNMOW ESSEX CM6 2QR

\*\*\*No Onward Chain\*\*\* Situated in the heart of the thriving medieval market town of Thaxted, this charming three-bedroom Grade II listed cottage offers characterful accommodation along with the rare benefit of a separate office and studio.

The ground floor comprises a sitting room, dining room, family room and kitchen, providing versatile living space ideal for both everyday life and entertaining. To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property enjoys an enclosed rear garden and a detached outbuilding currently arranged as a studio/bedroom with en-suite, office/bedroom five, utility room and shower room. The outbuilding offers excellent flexibility and could be converted back to garaging, if desired.



**DANIEL BREWER**  
Bringing People and Property Together



- Three Bedroom Grade II Listed Character Cottage
- Outbuilding Providing Additional Accommodation Including A Potential Further Two Bedrooms
- Approximately 1520 Square Feet Of Accommodation (Including Outbuilding)
- Enclosed Rear Garden
- Three Reception Rooms
- Kitchen
- Bathroom
- Various Period Features
- Walking Distance To Local Amenities
- Viewing Advised

#### **Dining Room**

10'10" x 10'8" (4.83m x 3.25m) Window to front aspect, feature brick fireplace with inset wood burning stove, exposed timbers, solid wood flooring, cast iron radiator, power points, built-in storage cupboard, opening to.

#### **Sitting Room**

10'2" x 9' (3.10m x 2.74m) Window to front aspect, feature fireplace, exposed timbers, exposed floorboards, radiator, power points.

#### **Family Room**

12'1" x 11'1" (3.68m x 3.38m) Window to rear aspect, feature brick fireplace, solid wood flooring, radiator, power points.

#### **Kitchen**

20' x 9'2" (6.10m x 2.79m) Window to rear aspect, Velux window, base and eye level units with Granite working surfaces over & Granite upstands, inset Butler sink with Granite drainer, Rangemaster cooker with extractor over, integrated dishwasher, space for American style fridge/freezer, inset wine cooler, inset spotlights, exposed chimney breast, exposed timbers, power points, tiled flooring, heated towel rail.

#### **First Floor Landing**

Exposed timbers, power points, doors to.

#### **Principal Bedroom**

11'8" x 10'10" (3.56m x 3.30m) Window to front aspect, exposed timbers, exposed floorboards, cast iron radiator, T.V point, power points.

#### **Bedroom Two**

11'1" x 10'4" (3.38m x 3.15m) Window to front aspect, cast iron radiator, power points.

#### **Bedroom Three**

11'2" x 8'8" (3.40m x 2.64m) Windows to rear aspect, exposed chimney breast, radiator, power points.





#### **Family Bathroom**

Window to rear aspect, freestanding claw foot bath with mixer taps & shower attachment, enclosed shower cubicle, W.C with Victorian style cistern, wash hand basin with pedestal, heated towel rail, part tiled walls, tiled flooring.

#### **Studio/Bedroom With En-Suite**

13'7" x 14'7" (4.14m x 4.45m)

The studio/bedroom measures:- 14'2" x 11'3" (4.32m x 3.43m) boasting Sash windows to multiple aspects, wall mounted electric heater, solid wood flooring, inset spotlights, power points, door to en-suite shower room.

#### **Office/Bedroom Five, Shower Room, Utility & Entran**

The office/bedroom five measures:- 13'7" x 14' 7" (4.14m x 4.45m) boasting windows to multiple aspects, wall mounted electric heater, power points, T.V point.

The office/bedroom five is accessed via an entrance hall with doors to an additional shower room, utility room and door to rear aspect.

#### **Garden**

To the rear of the property is an established garden which is mainly lawn with a variety of mature shrubs & trees. To the foot of the garden is a shingle seating area with an additional undercover seating area. A timber shed is located at the foot of the garden boasting power and lighting.

