

# DANIEL BREWER

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2ND FLOOR  
471 sq.ft. (43.7 sq.m.) approx.



GROUND FLOOR  
980 sq.ft. (91.0 sq.m.) approx.



1ST FLOOR  
744 sq.ft. (69.1 sq.m.) approx.



TOTAL FLOOR AREA : 2195 sq.ft. (203.9 sq.m.) approx.  
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#### 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.

NEWBIGGEN STREET, THAXTED, DUNMOW, CM6 2QT

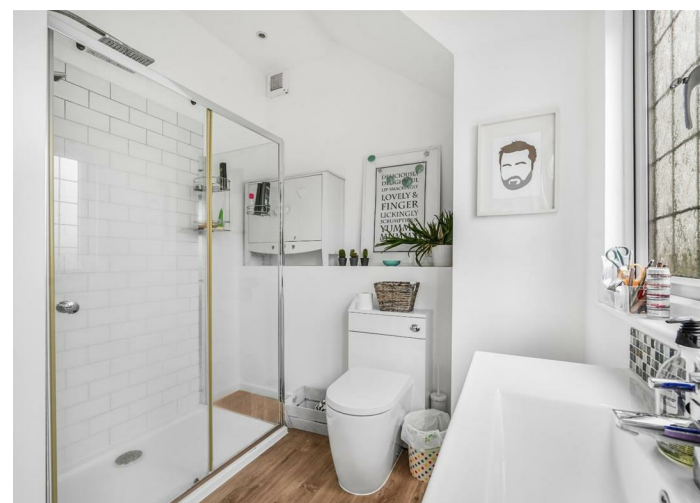
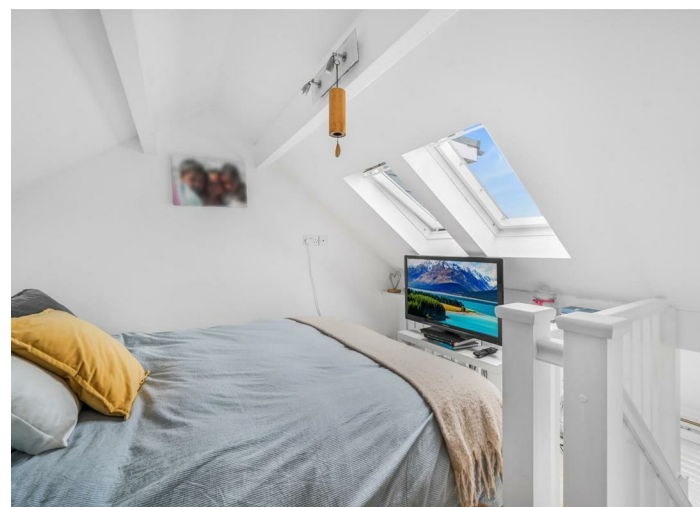
OFFERS OVER £600,000



**NEWBIGGEN STREET  
THAXTED  
DUNMOW  
CM6 2QT**

*Conveniently positioned within walking distance of the bustling and historic market town of Thaxted is this substantial six bedroom semi-detached family home. The accommodation is arranged over three floors and offers spacious and versatile living throughout. The ground floor comprises a living room, dining room, kitchen/breakfast room, garden room, study, utility room, cloakroom, and entrance hall. On the first floor are four bedrooms, including a principal suite arranged over two floors with a dressing room and en-suite, together with a family bathroom. The second floor provides two further double bedrooms and a shower room. Externally, the property benefits from an established rear garden and driveway parking for multiple vehicles.*





**Driveway Parking**

To the front of the property is a shingle driveway providing parking for multiple vehicles with a mature shrub border.

**Town Summary**

The Medieval market town of Thaxted is steeped in history and retains an abundance of character to this day. The town boasts three public houses, various restaurants, a bakery, petrol station and various independent shops. Some of the beautiful landmarks Thaxted has to offer include the stunning Guild Hall, Thaxted Parish Church, and John Webbs Windmill. Thaxted is approximately seven miles from the popular town of Saffron Walden and approximately six miles from the bustling market town of Great Dunmow.

- Conveniently Positioned Within Walking Distance Of The Bustling And Historic Market Town Of Thaxted
- Substantial Semi-Detached Family Home Arranged Over Three Floors
- Spacious And Versatile Accommodation Throughout
- Living Room And Separate Dining Room
- Kitchen/Breakfast Room Opening Into A Garden Room
- Dedicated Study Ideal For Home Working
- Utility Room And Ground Floor Cloakroom
- Four First Floor Bedrooms Including A Principal Suite With Dressing Room And En-Suite
- Two Further Double Bedrooms And A Shower Room On The Second Floor
- Established Rear Garden And Driveway Parking For Multiple Vehicles

**Entrance Hall**

UPVC double glazed window to front aspect, wood effect flooring, radiator, stairs rising to the first floor landing, doors to.

**Study**

9'7" x 8'1" (2.93 x 2.48)

UPVC double glazed window to front aspect, wood effect flooring, radiator, power points, inset spotlights, a range of fitted units & shelving.

**Dining Room**

15'11" x 12'10" (4.87 x 3.92)

UPVC double glazed window to rear aspect, radiator, wood effect flooring, inset spotlights, understairs storage cupboard, opening to kitchen/breakfast room, door to utility room, door to.

**Living Room**

23'1" x 11'0" (7.05 x 3.37)

UPVC double glazed window to front aspect, feature fireplace with inset wood burning stove, inset spotlights, radiator, radiator with cover, built-in shelving, power points, UPVC double glazed sliding doors leading to the garden room.

**Kitchen/Breakfast Room**

16'1" x 11'4" (4.92 x 3.47)

UPVC double glazed windows to rear aspect, base and eye level units with solid Oak working surfaces over, inset twin Butler sink with mixer taps, inset double oven, induction hob with extractor over, integrated dishwasher, radiator with cover, power points, wood effect flooring, UPVC double glazed sliding door to.

**Garden Room**

16'2" x 12'7" (4.95 x 3.84)

UPVC double glazed windows to multiple aspects, radiator, power points, UPVC double glazed French doors leading to the rear garden.

**Utility Room**

8'6" x 7'8" (2.61 x 2.34)

UPVC double glazed single door leading to the side aspect, base and eye level units with complimentary working surfaces over, inset sink with drainer unit, space for washing machine, space for tumble dryer, space for fridge/freezer, wood effect flooring, inset spotlights, power points, door to.

**Cloakroom**

W.C, wash hand basin, inset spotlights, extractor fan, wood effect flooring.

**First Floor Landing**

UPVC double glazed window to front aspect, radiator, power points, stairs rising to the second floor, understairs storage cupboard, inset spotlights, doors to.

**Dressing Room**

14'3" x 7'5" (4.35 x 2.28)

UPVC double glazed full height windows to rear aspect, UPVC double glazed French doors leading to a balcony, a range of built-in wardrobes, inset spotlights, power points, stairs rising to the first floor landing, door to.





**En-Suite**  
UPVC double glazed opaque window to front aspect, walk-in shower with rainfall head & additional attachment, W.C, wash hand basin with vanity unit below, heated towel rail, inset spotlights, extractor fan, wood effect flooring.

**Principal Bedroom**  
9'8" x 9'6" (2.96 x 2.91)  
Velux windows to rear aspect, power points, wood effect flooring.

**Bedroom Two**  
10'9" x 9'10" (3.3 x 3.02)  
UPVC double glazed window to front aspect, radiator, power points.

**Bedroom Three**  
12'4" x 9'4" (3.78 x 2.85)  
UPVC double glazed window to rear aspect, radiator, power points.

**Bedroom Four**  
10'9" x 7'0" (3.28 x 2.15)  
UPVC double glazed window to rear aspect, radiator, power points.

**Bathroom**  
UPVC double glazed window to rear aspect, enclosed bath with mixer taps & shower attachment, wash hand basin with vanity unit below, W.C, heated towel rail, tiled walls, wood effect flooring.

**Second Floor Landing**  
Velux window to front aspect, door to.

**Bedroom Five**  
13'4" x 9'4" (4.07 x 2.85)  
UPVC double glazed window to rear aspect, Velux to front aspect, radiator, power points.

**Bedroom Six**  
13'4" x 8'9" (4.07 x 2.67)  
UPVC double glazed window to rear aspect, radiator, power points.

**Shower Room**  
UPVC double glazed opaque window to rear aspect, enclosed shower with rainfall head & additional attachment, wash hand basin with vanity units below, W.C, heated towel rail, extractor fan.

**Garden**  
To the rear of the property is a beautifully landscaped garden featuring a generous decking area leading onto the main lawn, with an additional decking area situated at the foot of the garden. The garden benefits from a variety of well-established flower beds, mature shrubs and trees. Further features include a shed positioned at the foot of the garden, an ornamental pond and side access via a timber gate.

