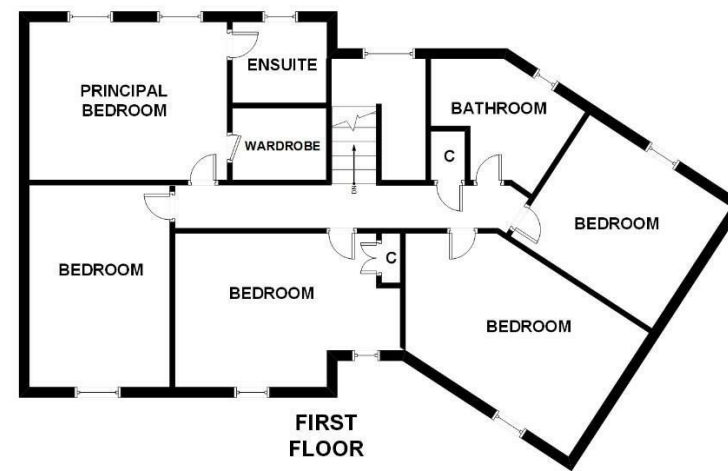
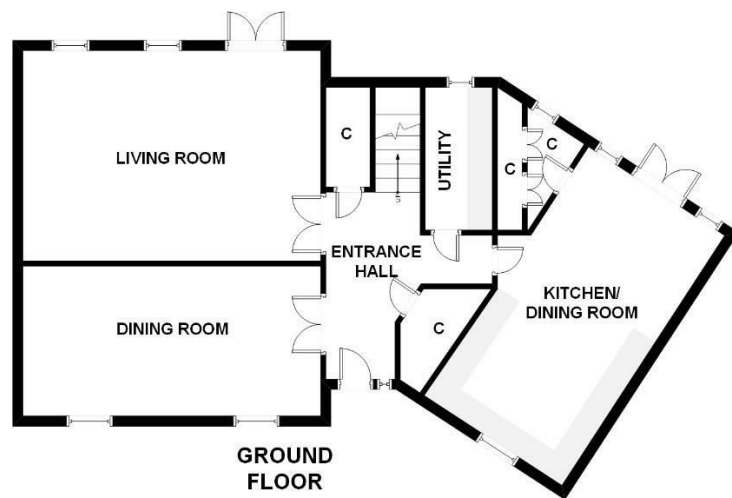
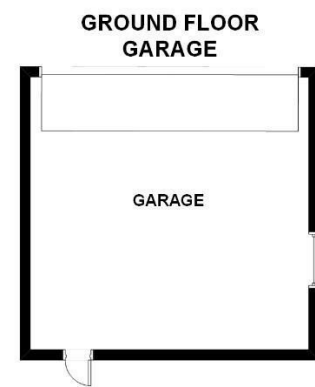


Total Approx.  
Floor Area:  
2540 Sq. Ft.

**DANIEL BREWER**  
Bringing People and Property Together

NOTICE: This Diagram 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) position, 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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**SAMPFORD ROAD, THAXTED, DUNMOW**

**OFFERS OVER £650,000**



## SAMPFORD ROAD THAXTED DUNMOW

Daniel Brewer are pleased to market this substantial five double bedroom detached family home with a separate one bedroom annex. The property is located down a desirable residential road within the historic market town 'Thaxted'. In brief the accommodation on the ground floor comprises:- welcoming entrance hall with plenty of storage, kitchen/dining room with centre island and pantry cupboard, living room, separate dining room and a utility room/W.C. On the first floor there are five double bedrooms, ensuite facilities to bedroom one and a family bathroom. Externally there is a separate one bedroom annex with kitchenette & shower room, secluded rear garden, front garden, double garage and driveway parking for various vehicles. \*\*\*Potential To Extend 'STP'\*\*\*

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.





- Substantial Five Double Bedroom Detached Family Home
- One Bedroom Annex With Kitchenette & Shower Room
- Kitchen/Dining Room With Generous Pantry
- Generous Living Room
- Separate Dining Room
- Utility Room & W.C
- En-Suite Facilities To Bedroom One
- Family Bathroom
- Double Garage & Driveway Parking For Various Vehicles
- South Facing Secluded Rear Garden & Front Garden

#### Entrance Hall

Entered via front door, two ceiling mounted light fittings, radiator, large storage cupboard, under stairs storage, stairs rising to first floor landing, two sets of partly glazed double doors leading to living room & separate dining room, doors leading to:-

#### Kitchen/Dining Room

19'8" x 10'9" (6.0 x 3.30)

Window to front aspect, French Doors to rear aspect leading to rear garden with floor to ceiling windows either side, fitted with a range of eye and base level units with working surface over, inset one and half bowl sink with drainer unit and mixer tap, integrated oven, AGA cooker, four ring induction hon with extractor fan over, integrated dishwasher, integrated bins, space for American Style fridge/freezer, space for wine cooler, partly tiled walls, various inset spotlights, ceiling mounted light fitting, door leading to:-

#### Pantry

Window to rear aspect, custom built storage and integrated oven.

#### Living Room

19'8" x 13'11" (6.0 x 4.26)

Two windows to rear aspect, French Doors to rear aspect leading to rear garden, two ceiling mounted light fittings, two radiators.

#### Dining Room

19'8" x 9'10" (6.0 x 3.0)

Two windows to front aspect, two ceiling mounted light fittings, radiator.

#### Utility Room & W.C

6'6" x 5'4" (2.00 x 1.65)

Opaque window to rear aspect, range of base level units with wooden working surface over, inset sink with mixer tap over, space for washing machine, space for tumble dryer, low level W.C, partly tiled walls, radiator, extractor fan.

#### First Floor Landing

Doors leading to:-

#### Bedroom One

13'1" x 10'5" (4.0 x 3.20)

Two windows to rear aspect, two ceiling mounted light fittings, radiator, door to walk in wardrobe, door leading to:-

#### En-Suite

6'6" x 5'4" (2.0 x 1.65)

Opaque window to rear aspect, fitted with a glass enclosed shower cubicle, wash hand basin with pedestal, low level W.C, shaver point, extractor fan.

#### Bedroom Two

15'8" x 10'2" (4.80 x 3.10)

Two windows to front aspect, radiator, ceiling mounted light fitting.





**Bedroom Three**  
 16'4" x 9'10" (5.0 x 3.0)  
 Window to front aspect, radiator, ceiling mounted light fitting.

**Bedroom Four**  
 14'0" x 9'3" (4.28 x 2.84)  
 Window to front aspect, radiator, ceiling mounted light fitting.

**Bedroom Five**  
 11'1" x 9'8" (3.40 x 2.95)  
 Window to rear aspect, radiator, ceiling mounted light fitting.

**Family Bathroom**  
 10'2" x 7'11" (3.10 x 2.43)  
 Opaque window to rear aspect, fitted with a four piece suite comprising panel enclosed bath, fully tiled shower cubicle with glass enclosure, wash hand basin with pedestal, low level W.C., various inset spotlights, radiator.

**Annex**  
 18'4" x 18'0" (5.60 x 5.50)

**Open Plan Lounge/Kitchenette/Bedroom**  
 Accessed via external staircase, window to front aspect, window to rear aspect, kitchenette with sink, access to loft, two ceiling mounted light fittings, door leading to:-

**Shower Room**  
 5'10" x 4'5" (1.80 x 1.36)  
 Opaque window to front aspect, fitted with a glass enclosed

shower cubicle, wash hand basin with pedestal, low level W.C, shaver point, extractor fan.

**South Rear Garden**  
 The south facing rear garden is of a great size and wraps round one side of the property with a patio area perfect for entertaining and children's play area. A timber gate grants access to the front of the property, garage and annex.

**Front Garden**  
 Made up of mainly lawn and enclosed by laurel hedging.

**Driveway Parking**  
 Suitable for various vehicles.

**Double Garage**  
 With up and over door, power and lighting.

