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**CUTLERS GREEN, THAXTED, DUNMOW**

**£650,000**





## CUTLERS GREEN THAXTED DUNMOW

\*\*\*Own New Rate Reducer Scheme Available\*\*\*

Located in a gated complex of eight luxury homes is this stunning four bedroom detached new build barn conversion offering a modern living layout with an abundance of natural light. The ground floor accommodation comprises:- L-shaped lounge,/kitchen/dining room, office/bedroom four, utility room, entrance hall, two bedrooms with an en-suite to the principal bedroom and an additional wet room. On the first floor are two bedrooms and a family bathroom. Externally the property benefits from a landscaped rear garden, driveway parking, five acres of communal grounds with a beautiful pond and far reaching countryside views.







### Driveway Parking

To the front of the property is a shingle driveway providing parking for multiple vehicles.

### Location Summary

Cutlers Green is a quiet hamlet on the outskirts of the Medieval market town of Thaxted offering various amenities despite its small size. It has local shops, including convenience stores, bakeries, and quaint boutiques, catering to everyday needs. There are charming cafes, traditional pubs, and restaurants serving delicious meals. The town also has essential services like a post office, doctors surgery and a library. Thaxted's historical sites include John Webbs Windmill, St. John's Church and Guildhall. Thaxted is approximately seven miles from the popular town of Saffron Walden and approximately six miles from the bustling market town of Great Dunmow.

### Agents Note

Please note some images have been virtually enhanced or computer generated. So these are for guidance and illustrative purposes only and may not be exact.

- Four Bedrooms
- Detached Barn Conversion
- 10 Year Warranty
- Driveway Parking
- Landscaped Gardens
- Five Acres Of Communal Grounds
- Gated Complex Of Eight Luxury Homes
- Modern Living Layout
- High Specification Finish
- \*\*\*Own New Rate Reducer Scheme Available\*\*\*

### Entrance Hall

Tiled flooring with underfloor heating, power points, stairs rising to the first floor landing, double glazed window to side aspect, double glazed French doors leading to the rear garden, doors to.

### Wet Room

Walk-in shower with rainfall head & additional attachment, wash hand basin with mixer tap, concealed cistern W.C, heated towel rail, tiled flooring with underfloor heating, part tiled walls, vanity mirror, inset spotlights, extractor fan.

### Utility Room

6'09" x 5'05" (2.06m x 1.65m)

Double glazed window to front aspect, base and eye level units with Granite working surfaces over, inset sink with drainer unit & mixer taps, space for washing machine, space for tumble dryer, tiled flooring with underfloor heating, power points.

### L-Shaped Lounge/Kitchen/Dining Room

33'10" x 26'06" (max measurements) (10.31m x 8.08m (max measurements))

Double glazed windows to multiple aspects, double glazed French doors leading to the rear garden, two inset Bosch ovens, electric five ring hob with extractor over, inset Butler sink with mixer taps, integrated full height fridge., integrated full height freezer, integrated dishwasher, vaulted ceiling with exposed timbers, tiled flooring with underfloor heating, power points, T.V point.

### Principal Bedroom

18'07" x 17'02" (5.66m x 5.23m)

Double glazed full height windows to front aspect, single glazed leaded window to side aspect, Double glazed French doors leading to the rear garden, carpet with underfloor heating, T.V point, power points, built-in wardrobe, door to.







### En-Suite

Full height double glazed window to front aspect, walk-in shower with waterfall head & additional attachment, concealed cistern, wash hand basin, inset spotlights, extractor fan, part tiled walls, tiled flooring with underfloor heating.

### Office/Bedroom Four

14'06" x 11'12" (4.42m x 3.35m)

Full height double glazed windows to front aspect, carpet with underfloor heating, T.V point, power points.

### First Floor Landing

Radiator, power points, doors to.

### Bedroom Two

11'04" x 8'07" (3.45m x 2.62m)

Single glazed leaded window to side aspect, Velux window to front aspect, radiator, power points, T.V point.

### Bedroom Three

10'0" x 8'7" (3.05 x 2.62)

Single glazed leaded window to side aspect, Velux window to front aspect, radiator, power points, T.V point.

### Family Bathroom

Velux window to rear aspect, freestanding bath with mixer taps & shower attachment, concealed cistern W.C, wash hand basin, Victorina style radiator, wall mounted vanity mirror, part tiled walls, tiled flooring.

### Landscaped Garden & Communal Grounds

The garden boasts a Sandstone patio area leading to the remainder lawn with a Sandstone path leading to timber gates providing side access to both side elevations. The garden further benefits from external lighting, water tap and various shrubs. The property benefits from five acres of communal grounds with a substantial pond and countryside views.

