

TOTAL APPROX. FLOOR
AREA: 2320 SQ. FT.

DANIEL BREWER
Bringing People and Property Together

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The numerical values and/or graphical representations of (but not limited to) position, relative size, dimensions, areas, shape, and type of plot and located by 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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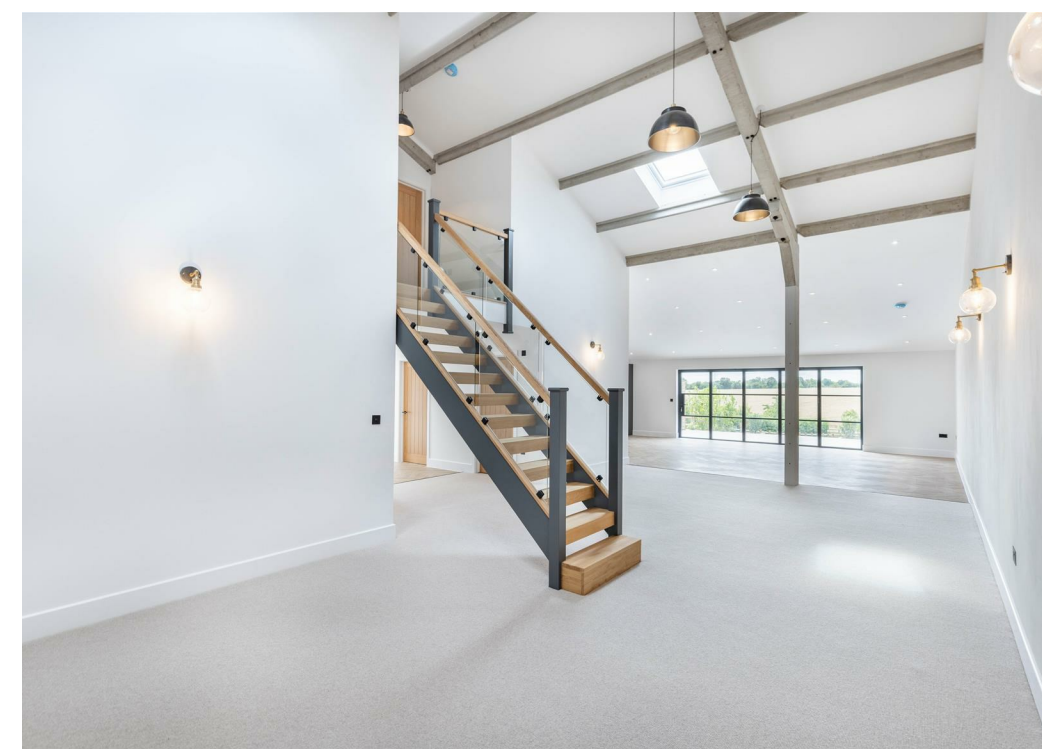
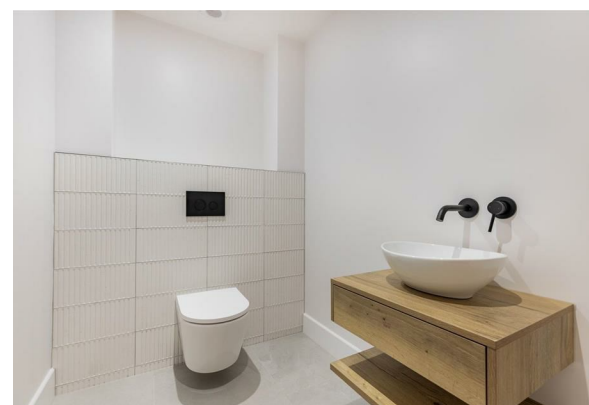
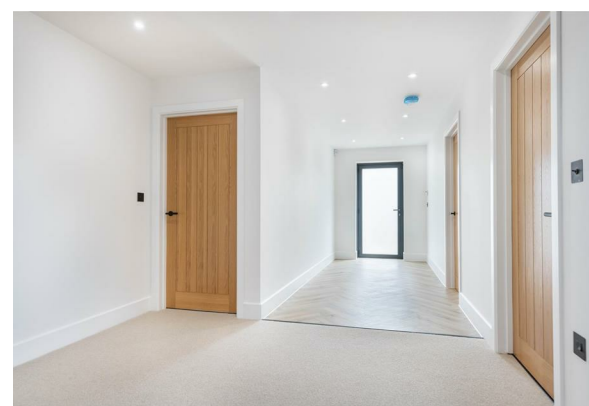
THAXTED ROAD, WIMBISH, SAFFRON WALDEN, ESSEX,
CB10 2XP

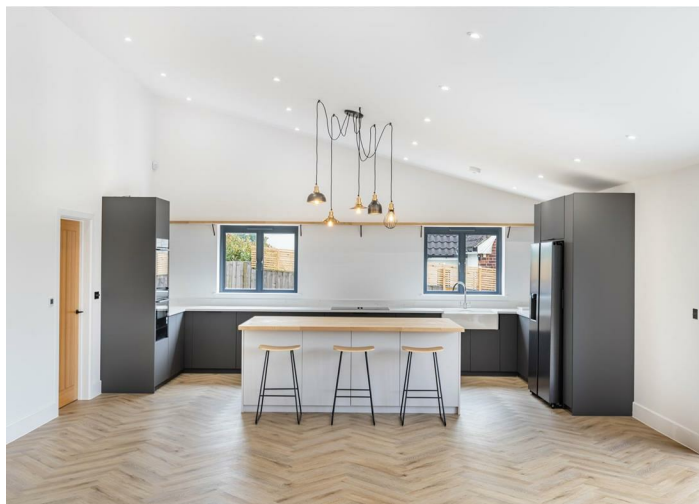
GUIDE PRICE £850,000



**THAXTED ROAD
WIMBISH
SAFFRON WALDEN
ESSEX
CB10 2XP**

Daniel Brewer are pleased to offer this exquisite new build barn conversion located just outside the charming market town of Thaxted. This stunning property boasts a large open plan kitchen, dining, living & study area and modern kitchen, with additional accommodation on the ground floor comprising: entrance hall, cloakroom, utility room, principal bedroom and en-suite. On the first floor are two more double bedrooms with en-suite facilities to bedroom two and a family bathroom. Externally the property boasts gated driveway parking for two vehicles and a large natural grass rear garden with views over open farmland.





Family Bathroom

Three-piece suite, low level WC, vanity wash hand basin with mixer tap and low level storage, oval bath with mixer tap, tiled flooring, inset spotlights, extractor fan.

Gardens

To the side of the property is a large rear garden with natural grass lawn, accessed via a feature paneled gate and fence leading to a large patio with views over open farmland. The garden is fully enclosed by post and rail timber fencing.

Additional Information

Freehold title, new build barn conversion, air source heat pump heating, shared septic tank drainage, underfloor heating, 10 year build guarantee.

- Contemporary Barn Conversion
- Three Double Bedrooms
- Modern Open Plan Living & Dining Space
- Bespoke Open Plan Kitchen With Utility Room
- Additional Living Area & Study
- Three Bathrooms (2x En-suite, Family Bathroom)
- 10 Year New Build Warranty
- Driveway Parking & Shared Gated Entrance
- Generous Landscaped Garden
- Views Over Open Farmland

Entrance Hall

13'9" x 5'10" (4.2m x 1.8m)

Entrance via fully glazed UPVC door to front aspect, underfloor heating, herringbone flooring, inset spotlights. Door to: Utility Room, WC, Principal Bedroom. Opening to Living Area/Study.

Utility Room

Double glazed UPVC window to front aspect, various base level units with Quartz work surfaces over, inset Granite sink with mixer tap, access to storage cupboard, underfloor heating, herringbone flooring, inset spotlights, various power points.

Living Area/Study

29'6" x 16'4" (9.0m x 5.0m)

Double glazed UPVC Velux window to side aspect, open plan living/study area, stairs to first floor landing, exposed original concrete framework, high ceilings, underfloor heating, carpeted flooring, wall mounted light fixtures, light fixtures various power points. Opening to: Kitchen/ Dining/ Lounge Area.

WC

Low level WC, floating vanity wash hand basin with mixer tap and low level storage, underfloor heating, tiled flooring, inset spotlight, extractor fan.

Kitchen / Dining / Lounge Area

36'5" x 19'0" (11.1m x 5.8m)

Double glazed UPVC windows to front aspect, double glazed full height windows and bi-fold doors to side aspect, various base and eye level units with Quartz work surfaces over, integrated double oven and microwave oven, inset butler sink with mixer tap, integrated hob, integrated American style fridge freezer, island unit with wooden work surfaces with breakfast bar seating for four people, space for dining table, underfloor heating, parquet wooden flooring, ceiling mounted light fixtures, inset spotlights, various power points.





Principal Bedroom

14'9" x 13'5" (4.5m x 4.1m)
Double glazed UPVC windows to front aspect, underfloor heating, carpeted flooring, inset spotlights, various power points. Door to: En-Site.

En-suite

Three-piece suite, low level WC, floating vanity wash hand basin with mixer tap and low level storage, walk in wet room shower with rainfall head, handheld attachment, storage inset and glass screen, wall mounted mirror, wall mounted heated towel rail, underfloor heating, partially tiled walls, tiled floor, inset spotlights, extractor fan.

First Floor Landing

8'2" x 5'10" (2.5m x 1.8m)
Wooden stairway with wooden banister and glass panels, wood & glass balustrade, carpeted flooring. Doors to: Bedroom Two/Three & Family Bathroom.

Bedroom Two

14'1" x 13'5" (4.3m x 4.1m)
Double glazed UPVC window to front aspect, wall mounted radiator, carpeted flooring, inset spotlights, various power points. Door to: En-Suite.

En-suite

Three-piece suite, low level WC, vanity wash hand basin with mixer tap and low level storage, walk in shower with rainfall head, handheld attachment and glass screen, tiled floors, partially tiled walls, inset spotlights, extractor fan.

Bedroom Three

14'1" x 13'5" (4.3m x 4.1m)
Double glazed UPVC window to front aspect, wall mounted radiator, carpeted flooring, inset spotlights, various power points.

