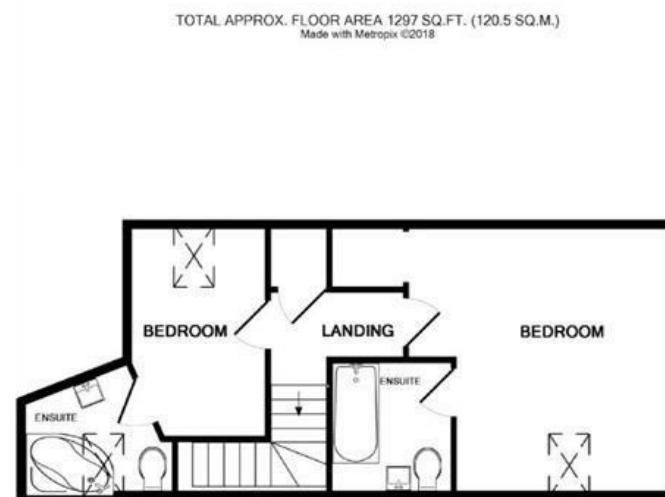




GROUND FLOOR
APPROX. FLOOR
AREA 860 SQ.FT.
(79.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 437 SQ.FT.
(40.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1297 SQ.FT. (120.5 SQ.M.)
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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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Daniel Brewer

51 High Street
Great Dunmow
Essex, CM6 1AE

Telephone • 01371 856585
Website • www.danielbrewer.co.uk
E-mail • info@danielbrewer.co.uk

DEBDEN GREEN, SAFFRON WALDEN

£375,000



DEBDEN GREEN
SAFFRON WALDEN

Nestled within a charming farmstead in the peaceful hamlet of Debden Green, Medlar Cottage is a beautifully converted two bedroom barn, effortlessly blending countryside charm with modern day comfort.

Full of character and warmth, this delightful home offers thoughtfully arranged accommodation, with the ground floor featuring a welcoming entrance hall, an inviting living room, a spacious kitchen/dining room perfect for everyday living and entertaining, and a convenient cloakroom.

Upstairs, two well proportioned bedrooms each enjoy the luxury of their own en-suite facilities, creating a wonderful sense of comfort and privacy.

Outside, the cottage benefits from its own enclosed rear garden, offering a lovely space to relax and unwind, alongside the practicality of allocated parking.





Garden

To the rear of the property is a Sandstone patio area leading to remainder lawn. The gardens are enclosed by timber fencing with rear access via a timber gate.

Village Summary

Debden Green is a charming rural hamlet nestled within the picturesque North Essex countryside, approximately two miles from the historic market town of Thaxted. Surrounded by beautiful countryside and scenic walking routes, the hamlet offers a peaceful setting. Nearby Thaxted provides a range of amenities including independent shops, traditional public houses, restaurants and a bakery, making Debden Green ideal for those seeking tranquil countryside living with everyday conveniences close by.

- **Barn Conversion**
- **Two Bedrooms**
- **High Specification Finish**
- **Cloakroom & Storage Space**
- **Open Plan Kitchen/Dining Area**
- **Living Room**
- **Landscaped Garden**
- **Two En-Suites**
- **Allocated Parking**
- **Adjacent To Farmland with Countryside View**

Entrance Hall

Entrance via glazed timber door to front aspect, stairs rising to the first floor landing, access to storage/utility area, under floor heating, luxury vinyl wood flooring, various power points. Doors to: Cloakroom, Living Room

Cloakroom

Low level W.C, pedestal wash hand basin, luxury vinyl wood flooring, under floor heating, inset spotlights, extractor fan.

Living Room

19'8" x 14'1" (6.0m x 4.3m)

Double glazed window to front aspect, access to under stairs storage, under floor heating, luxury vinyl wood flooring, T.V point, telephone points, various power points with USB. French doors to: Kitchen/Dining Room.

Kitchen/Dining Room

28'2" x 15'8" (8.6m x 4.8m)

French doors to rear aspect, double glazed window to rear aspect, Velux window to rear aspect, various base and eye level units with timber working surface over, integrated fridge/freezer, inset oven, four ring hob with extractor over, integrated dishwasher, one and a half bowl sink with drainer unit, under floor heating, luxury vinyl wood flooring, inset spotlights, T.V point, various power points with USB, French door to the Sandstone patio.

Landing

Carpeted stairs with post and rail timber handrail, access to storage cupboard, carpeted flooring, inset spotlight. Doors to: Bedrooms.





Principal Bedroom

13'9" x 13'5" (4.2m x 4.1m)

Velux window to front aspect, access to storage cupboard, wall mounted radiator, carpeted flooring, inset spotlights, various power points with USB. Door to: En-Suite.

En-Suite

Velux window to front aspect, three-piece suite, low level WC, enclosed bath with mixer taps, shower attachment and glass screen, W.C, pedestal wash hand basin, heated towel rail, partially tiled walls, luxury vinyl wood flooring, inset spotlights, extractor fan.

Bedroom Two

10'9" x 7'6" (3.3m x 2.3m)

Velux window to rear aspect, wall mounted radiator, carpeted flooring, inset spotlights, various power points with USB. Door to: En-Suite.

En-Suite

Velux window to front aspect, three-piece suite, low level WC, corner bath with mixer taps, pedestal wash hand basin, heated towel rail, luxury vinyl wood flooring, inset spotlights, extractor fan.

Parking

The property benefits from allocated parking for one on a shingle driveway.

