

Cutlers Green, Thaxted, CM6 2RH

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Cutlers Green

Thaxted,
CM6 2RH

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Guide Price £900,000



- Substantial Grade II Listed farmhouse
- Numerous period features
- Grounds of approximately 1.4 acres
- Useful outbuildings
- Views over adjoining farmland
- Offered chain free

A Grade II Listed farmhouse is set at the end of a long, winding driveway, surrounded by approximately 1.4 acres of mature grounds. The property retains a host of charming period features and comes with a number of useful outbuildings.









LOCATION

Cutlers Green is a small hamlet about 1 mile to the west of Thaxted, a medieval market town featuring many historic buildings, Guildhall and Church. There is a range of amenities provided locally including a variety of shops and a weekly market. The area is conveniently placed for commuters with access to the M11 on the outskirts of Bishops Stortford to the south and with mainline railway stations at Elsenham 7 miles to the west and Audley End and Bishops Stortford providing commuter services to London's Liverpool Street.

GROUND FLOOR

ENTRANCE HALL
A solid oak door opens to an impressive wooden panelled entrance hall with exposed brick flooring and timber doors to adjoining rooms.

SITTING ROOM
A triple aspect room with windows to three aspects providing a good degree of natural light and panoramic views over the grounds. Inglenook fireplace with exposed brickwork and exposed timbers.

DINING ROOM
Deep window to the front aspect and another impressive inglenook fireplace with exposed brickwork, exposed timbers and flooring. Opening to:

STORE ROOM
Window overlooking the garden, understairs storage cupboard and concealed shelving behind a timber door.

FAMILY ROOM
Deep window to the front aspect and large bay window to the side aspect with fitted cupboards and seating, fireplace with ornate log burning stove and exposed timbers.

KITCHEN/BREAKFAST ROOM
Fitted with a range of units with granite worktop space, two oven Aga, separate oven and hob, butler sink, integrated dishwasher, space for American style fridge freezer, built-in pantry and storage cupboards. Exposed brick flooring and windows to two aspects, including a three sets of doors providing access to the outdoor space.

GROUND FLOOR BEDROOM 4
A versatile, multi-purpose room with windows to two aspects enjoying a good degree of natural light and pleasant views over the garden. Exposed floorboards and door to:

EN SUITE
Comprising panelled bath with shower over, low level WC, vanity wash basin and window.

INNER HALLWAY
Staircase rising to the first floor.

GROUND FLOOR SHOWER ROOM
Comprising walk-in shower enclosure, low level WC, vanity wash basin and obscure glazed window and door.

FIRST FLOOR

LANDING
A split level landing with window overlooking the garden.

BEDROOM 1
A dual aspect room with views over the grounds and adjoining farmland. Exposed timbers and door to:

EN SUITE
Comprising large ceramic bath, twin vanity wash basins on marble shelves with cupboards below, high level WC, exposed timbers and window overlooking the grounds.

BEDROOM 2
A dual aspect room with deep windows.

BEDROOM 3
Deep window overlooking the grounds and a pair of doors leading to a staircase rising to the attic space.

SECOND FLOOR

ATTIC ROOM
An impressive attic space with fitted desk and cupboards, wood panelling, window to the side aspect, exposed timber flooring and large built-in storage cupboard which could be removed to enlarge the room.

OUTSIDE
The property is set at the end of a long driveway and enjoys grounds of approximately 1.4 acres with scenic views over the adjoining farmland. The grounds are mainly laid to lawn with mature trees, a large pond and post and rail fencing to the boundaries. In addition to the main house are a number of useful outbuildings including:

GARAGE BLOCK
With three up and over doors, power and lighting connected.

POOL HOUSE
With swimming pool and an adjoining gravelled area with pergola.

TIMBER FRAMED BARN
Offering huge scope for conversion, subject to needs and relevant approval.

AGENT'S NOTES
- Tenure - Freehold
- Council Tax Band - G
- Property Type - Detached House
- Property Construction - Timber framed with cement render and tiled roof
- Number & Types of Room - Please refer to the floorplan
- Square Footage - 4,347
- Parking - Garaging for x3 vehicles and driveway for x6 vehicles

UTILITIES/SERVICES
- Electric Supply - Mains
- Water Supply - Mains
- Sewerage - Private septic tank
- Heating - Oil fired boiler with radiators and open fires
- Broadband - FTTP available, but not connected
- Mobile Signal/Coverage - OK
- Listed – Grade II Listed
- Conservation Area – No

RIGHTS OF WAY, EASEMENTS, COVENANTS
- The property has a right of access along the long entrance drive and no maintenance contribution required from Woodhams Farm.
- The property currently sits within a larger Title. This is to be split during the sale process.
- The vendor has made us aware that there may be covenants attached to the Title - purchaser to make their own enquiries.

PLANNING PERMISSION
- To the east of the property is a redundant poultry shed, on which preliminary work has started to convert it into a two bedroom dwelling, planning permission being granted in 2025.

BUILDING SAFETY
- The vendor has made us aware that there may be asbestos present in a small part of the roof.
- The vendor has made us aware that, to the best of their knowledge, there is no unsafe cladding present at the property.
- The vendor has made us aware that, to the best of their knowledge, the property is not at risk of collapse.

OTHER
- To the west of the property is a long established agricultural machinery business belonging to the vendor, the business is closed at weekends.
- There is a possible breach of Listed Buildings consent for the pool enclosure; walls should be rendered, not glazed.

VIEWINGS
By appointment through the Agents.















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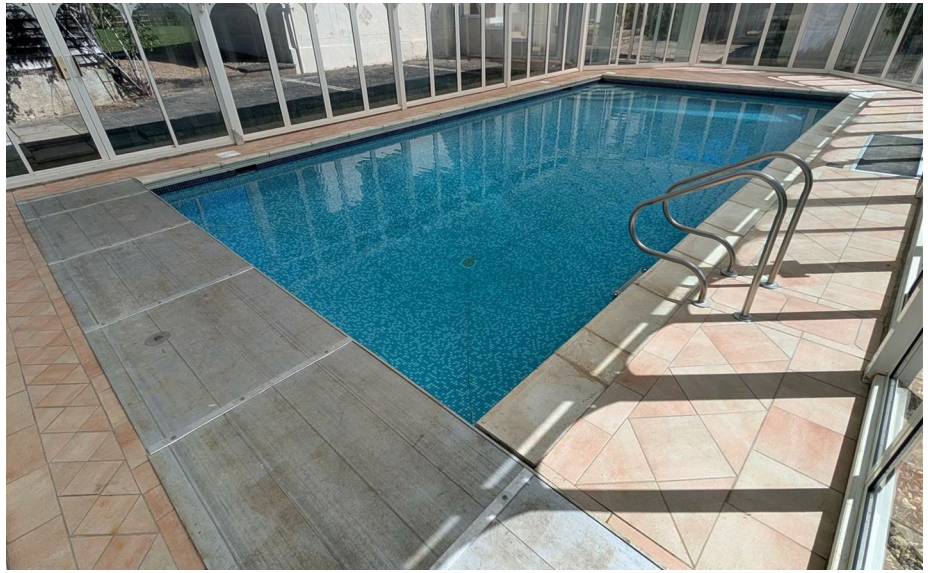
























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Local Authority - Uttlesford

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Approximate Gross Internal Area
403.85 sq m / 4347.0 sq ft
(Excludes Garage / Workshop & Outbuilding)
Garage & Workshop Area 96.08 sq m / 1034.20 sq ft
Outbuilding Area 129.68 sq m / 1395.86 sq ft
Total Area 629.61 sq m / 6777.06 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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