



Newbiggen Street, Thaxted, CM6 2QR

**CHEFFINS**

## Newbiggen Street

Thaxted,  
CM6 2QR

- Grade II Listed cottage
- Numerous character features
- Downstairs Cloakroom
- Three Double Bedrooms
- Private Rear Garden
- Central location

An enchanting Grade II Listed cottage situated in a prominent position within the town. The property offers well proportioned accommodation and a wealth of period features, together with a private rear garden.

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**Offers In Excess Of £400,000**





## LOCATION

Thaxted is a medieval market town featuring many historic buildings, Guildhall and Church. There is a range of amenities provided locally including an excellent primary school, a variety of shops, restaurants and award winning cafe, weekly market as well as doctors and dentists surgeries, petrol station and full garage services. The property 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

### DINING ROOM

Entrance door, window to the front aspect, feature red brick fireplace with wood burning stove, doorway leading into:-

### REAR HALLWAY

Doors to adjoining rooms, staircase rising to the first floor with understairs storage cupboard.

### SITTING ROOM

Window to the front aspect, feature red brick fireplace with wood burning stove and limestone flooring.

### KITCHEN/BREAKFAST ROOM

Fitted with base and eye level units, quartz worktops and space for a range style cooker, ceramic sink, space for a dishwasher and fridge freezer, window to the side aspect, French doors with access to the garden, Velux window providing a good degree of natural light.

### INNER HALLWAY/STUDY

Door to:-

### CLOAKROOM

Comprising ceramic basin, low level WC, obscure glazed window to the rear aspect.

## FIRST FLOOR

### LANDING

Doors to adjoining rooms, built-in storage cupboard.

### BEDROOM 1

Window to the front aspect.

### BEDROOM 2

Window to the front aspect.

### BEDROOM 3

Window to the rear aspect.

### BATHROOM

Obscure glazed window to the rear aspect, suite comprising pedestal basin, low level WC, panelled bath with shower attachment.

### OUTSIDE

A paved terrace area which is perfect for al fresco entertaining with the remainder of the garden being predominantly laid to lawn and hedges providing a good degree of seclusion, gate to rear for pedestrian access.

### UTILITY/GARDEN ROOM

Accessed via the garden. Glazed roof and windows to the rear aspect, space and plumbing for a washing machine and tumble dryer.

### VIEWINGS

By appointment through the Agents.



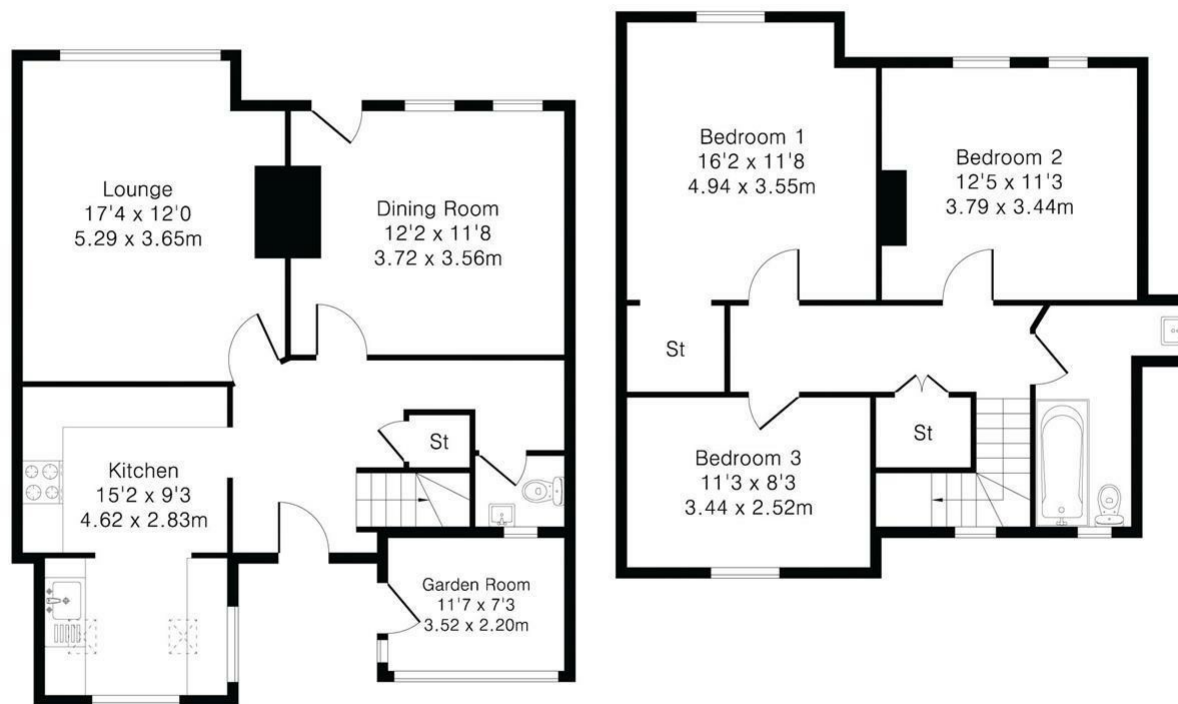




**Approximate Gross Internal Area 1324 sq ft - 123 sq m**

Ground Floor Area 721 sq ft – 67 sq m

First Floor Area 603 sq ft – 56 sq m



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Tenure – Freehold

Council Tax Band – D

Local Authority – Uttlesford

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

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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.