



Thaxted Road, Wimbish, CB10 2UT

**CHEFFINS**

# Thaxted Road

Wimbish,  
CB10 2UT

- Characterful four bedroom home
- 0.44 of an acre plot
- Refitted kitchen & bathroom
- Driveway and cart lodge
- Self contained annexe
- Inglenook fire and wood burning stove

An attractive four bedroom home with a self contained annexe set in a 0.44 of an acre plot. The property offers characterful and well proportioned accommodation, together with a driveway, cart lodge and a secluded garden.

5 3 3

**Guide Price £995,000**





## LOCATION

The popular village of Wimbish is about 3 miles from the market town of Saffron Walden where there is an excellent range of shopping, schooling and recreational facilities and about 3 miles from the historic town of Thaxted. Audley End mainline station with trains to London Liverpool street is approximately 5 miles distant and Newport station is 3 miles distant, the M11 access point at Bishop's Stortford (junction 8) and Stansted Airport are 13 miles distant. Within walking distance there is a convenience store and less than a mile is a cafe and garden centre.

## GROUND FLOOR

### ENTRANCE HALL

Entrance door and doors to adjoining rooms.

### SITTING ROOM

Redbrick inglenook fireplace with woodburning stove, windows to the front and rear elevations, door to storage cupboard, doorway leading into:

### STUDY

Window to side aspect, fitted shelving.

### DOWNSTAIRS WC

Comprising ceramic basin with vanity unit beneath, low level WC, storage cupboard, obscure glazed window to the front aspect.

### FAMILY ROOM

Door to the utility room and opening to:

### KITCHEN/BREAKFAST ROOM

Fitted with a range of base and eye level units, vinyl worktops, sink, space and plumbing for dishwasher, space for range style cooker with extractor hood over, space for American style fridge freezer, central island with breakfast bar, French doors to the rear, glazed door and window to the side elevations.

### UTILITY ROOM

Fitted with base and eye level units, sink, space and plumbing for washing machine and tumble dryer, wall mounted gas fired boiler, glazed stable door to the side elevation.

## FIRST FLOOR

### LANDING

Doors to adjoining rooms, fitted storage cupboards, loft access, airing cupboard, window to the rear.

### BEDROOM 1

Windows to the front and rear aspect, fitted wardrobes.

### BEDROOM 2

Window to the front aspect, built-in storage cupboard.

### BEDROOM 3

Window to the rear, fitted wardrobes.

### REFITTED SHOWER ROOM

Comprising ceramic basin with vanity unit beneath, low level WC, walk-in shower with dual head, heated towel rail, obscure glazed window to the side aspect.

### BEDROOM 4

Window to the side aspect, fitted wardrobe.

### REFITTED BATHROOM

Comprising ceramic basin with vanity unit beneath, free-standing bath, low level WC, window to the front aspect.

### OUTSIDE

The property is accessed via a 5-bar gate leading to sweeping gravel driveway with off-street parking for several vehicles, leading up to the cart lodge. There is gated access leading to the rear garden

with a paved terrace area perfect for al fresco entertaining. The remainder of the garden is predominantly laid to lawn with hedges bordering providing a good degree of seclusion. Shed with covered walk-way which adjoins the utility room and gated access leading round to the front garden which again is laid to lawn with hedges bordering.

### CART LODGE

Power and lighting connected, fitted storage cupboards, doorway to:

### ANNEXE

The ground floor accommodation comprises an open plan kitchen/dining/living area with window to the side aspect and staircase rising to the first floor. The kitchen is fitted with base and eye level units with a sink unit, electric oven, space and plumbing for washing machine, space for a free-standing fridge freezer and a breakfast bar. A door leads to the shower room which is fitted with a pedestal wash basin, shower enclosure, low level WC, heated towel rail and obscure glazed window.

On the first floor is a bedroom with fitted eaves storage cupboards and Velux windows providing a good degree of natural light.

### VIEWINGS

By appointment through the Agents.











| Energy Efficiency Rating                    |                                                                                                           |           |
|---------------------------------------------|-----------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                   | Potential |
| Very energy efficient - lower running costs |                                                                                                           |           |
| (92 plus) A                                 |                                                                                                           |           |
| (81-91) B                                   |                                                                                                           |           |
| (69-80) C                                   |                                                                                                           | 76        |
| (55-68) D                                   | 67                                                                                                        |           |
| (39-54) E                                   |                                                                                                           |           |
| (21-38) F                                   |                                                                                                           |           |
| (1-20) G                                    |                                                                                                           |           |
| Not energy efficient - higher running costs |                                                                                                           |           |
| England & Wales                             | EU Directive 2002/91/EC  |           |



Guide Price £995,000  
 Tenure – Freehold  
 Council Tax Band – G  
 Local Authority – Uttlesford





**Approximate Gross Internal Area 2096 sq ft - 195 sq m  
(Excluding Garage)**

Ground Floor Area 1141 sq ft – 106 sq m

First Floor Area 955 sq ft – 89 sq m

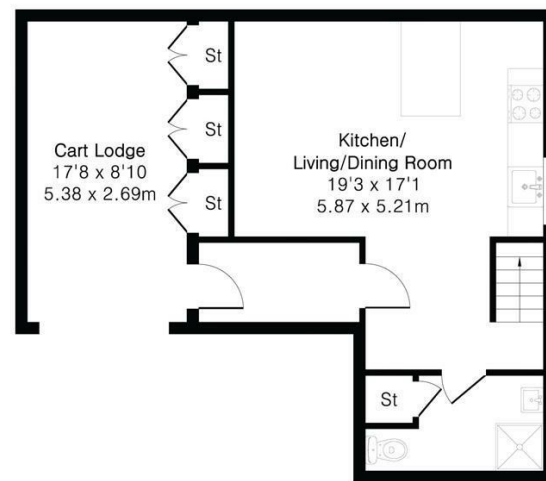
Garage Area 154 sq ft – 14 sq m



**Approximate Gross Internal Area 719 sq ft - 67 sq m**

Ground Floor Area 398 sq ft – 37 sq m

First Floor Area 321 sq ft – 30 sq m



Ground Floor



First Floor

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.

