



**Blossom Cottage, Thaxted Road, Wimbish, CB10 2UZ**

**CHEFFINS**



## Thaxted Road

Wimbish,  
CB10 2UZ

- Detached chalet style home
- Huge scope for modernisation
- Spacious, versatile accommodation
- Good sized plot
- Beautiful outlook over adjoining countryside and woodland
- No upward chain

A detached chalet style property offering huge scope for modernisation to provide a spacious home in a good sized plot with views over the adjoining countryside.

5 3 2

**Guide Price £650,000**





## 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

Decorative glazed entrance door and leaded window to the front aspect. Further door to:

### SITTING ROOM

A dual aspect room with double glazed bay window to the front aspect and a pair of glazed doors leading to the garden. Fireplace with inset gas fire, door leading to the inner hallway and a pair of glazed sliding doors leading to:

### FAMILY ROOM

A versatile, multi-purpose room with double glazed bay window to the front aspect.

### INNER HALLWAY

Staircase rising to the first floor with storage cupboard under, further built-in storage cupboard.

### KITCHEN

Fitted with a range of base and eye level units with worktop space over, sink unit, space for oven, dishwasher and washing machine, wall-mounted boiler and window overlooking the garden. Glazed door providing access to the outdoor space and garden.

### BEDROOM 4

Window to the side aspect overlooking the garden, fitted wardrobe, fireplace with cast iron surround and door to:

### EN SUITE

Comprising panelled bath, low level WC, wash basin and window to the side aspect.

### BEDROOM 5

Another versatile, multi-purpose room with window to the side aspect overlooking the garden, fireplace with cast iron surround and built-in cupboards.

### SHOWER ROOM

Comprising large shower enclosure, low level WC, wash basin and window overlooking the garden.

### CONSERVATORY

Double glazed windows overlooking the garden, together with a pair of glazed doors providing access to the garden.

## FIRST FLOOR

### LANDING

Skylight providing natural light, built-in storage cupboard and further built-in airing cupboard.

### BEDROOM 1

Window to the rear aspect with views over the adjoining countryside and woodland beyond. Built-in wardrobes.

### BEDROOM 2

Window to the front aspect and walk-in eaves cupboard. Door to:

### BATHROOM

Comprising low level WC, panelled bath, wash basin and window to the side aspect. Door to:

### BEDROOM 3

Window with views over the garden and adjoining countryside and woodland.

## OUTSIDE

The property is set in a good sized mature plot, accessed via a gravelled driveway providing off-street parking and access to the garage. The gardens are mainly laid to lawn with mature shrubs, bushes and hedging, providing an excellent opportunity for a delightful outdoor space with views over the adjoining open countryside.

## VIEWINGS

By appointment through the Agents.





Approximate Gross Internal Area  
176.36 sq m / 1898.32 sq ft  
(Excluding Loft Space)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		92
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	54	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

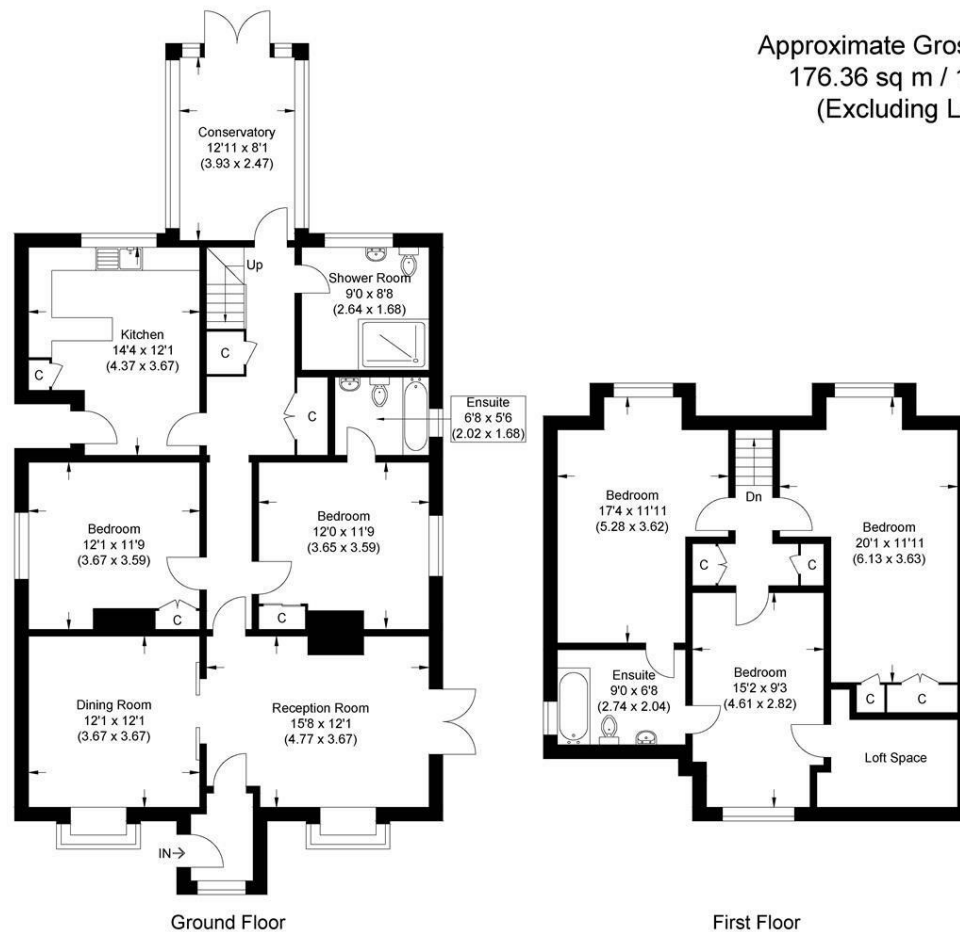


Illustration for identification purposes only, measurements are approximate, not to scale.

Guide Price £650,000

Tenure - Freehold

Council Tax Band - F

Local Authority - Uttlesford

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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