



Holders Green, Lindsell, CM6 3QQ

**CHEFFINS**



## Holders Green

Lindsell,  
CM6 3QQ

- Grade II Listed
- Stunning period home
- Vaulted reception space
- Two/three bedrooms
- Driveway and garage
- Idyllic location

An enchanting Grade II Listed thatched cottage situated in an idyllic rural location with stunning views to adjoining countryside. The property offers an abundance of period charm and quality craftsmanship throughout. In addition, there is a secluded garden, ample off-street parking and a detached garage.

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**Guide Price £535,000**







## LOCATION

Lindsell is a picturesque rural village with a mix of both modern and period properties, surrounded by rolling countryside. It is within easy reach of both Great Dunmow and Thaxted which offer a good range of everyday shopping facilities and schooling. Bishop's Stortford with its M11 access and mainline railway station into Liverpool Street is approximately 14 miles distant and Stansted Airport within 8.5 miles.

## GROUND FLOOR

### ENTRANCE DOOR

Opening to:

### VAULTED SITTING/DINING ROOM

An impressive reception room with a wealth of exposed timbers and a central, redbrick chimney stack with open fire. Built-in coats cupboard, a pair of windows to the front aspect, staircase rising to bedroom 3. Doors to adjoining rooms.

### KITCHEN/BREAKFAST ROOM

Fitted with a range of base and eye level units with worktop space over, butler sink, space for range style cooker with extractor hood over and space and plumbing for dishwasher and washing machine. Window to the rear aspect. Open studwork leads to the breakfast room which has space for an American style fridge freezer, further window to the rear aspect and glazed door leading to:

### CONSERVATORY

A series of three quarter height windows and glazed door leading to the driveway and garden.

## BEDROOM 1

A pair of windows to the front aspect, built-in storage cupboard and door to:

### EN SUITE

Comprising low level WC, wash basin and shower enclosure.

## BEDROOM 2

Window to the front aspect and door to:

### DRESSING ROOM

Fitted with a range of wardrobes. Door to:

## BATHROOM

Comprising free standing roll-top bath, shower enclosure, vanity wash basin, low level WC with hidden cistern and heated towel rail. Tiled flooring and window to the rear aspect. Further door to the kitchen/breakfast room.

## FIRST FLOOR

### BEDROOM 3/STUDIO

Built-in storage and window to the side aspect offering far reaching views over the adjoining countryside.

## OUTSIDE

The property is approached along a country lane and adjoins open countryside. A five bar gate provides vehicular access to the block-paved driveway providing ample off-street parking and access to the garage. The gardens to the side are mainly laid to lawn with a timber shed and small terrace adjoining the conservatory. A pedestrian gate to the front of the property leads to the garden which is mainly laid to lawn with mature trees, a greenhouse and mature hedging to the boundary.

## GARAGE/STORE ROOM

A single garage with an adjoining storage barn with steps leading up to further eaves storage.

## MATERIAL INFORMATION

- Tenure - Freehold
- Annual service charge amount - N/A
- Council tax band - E

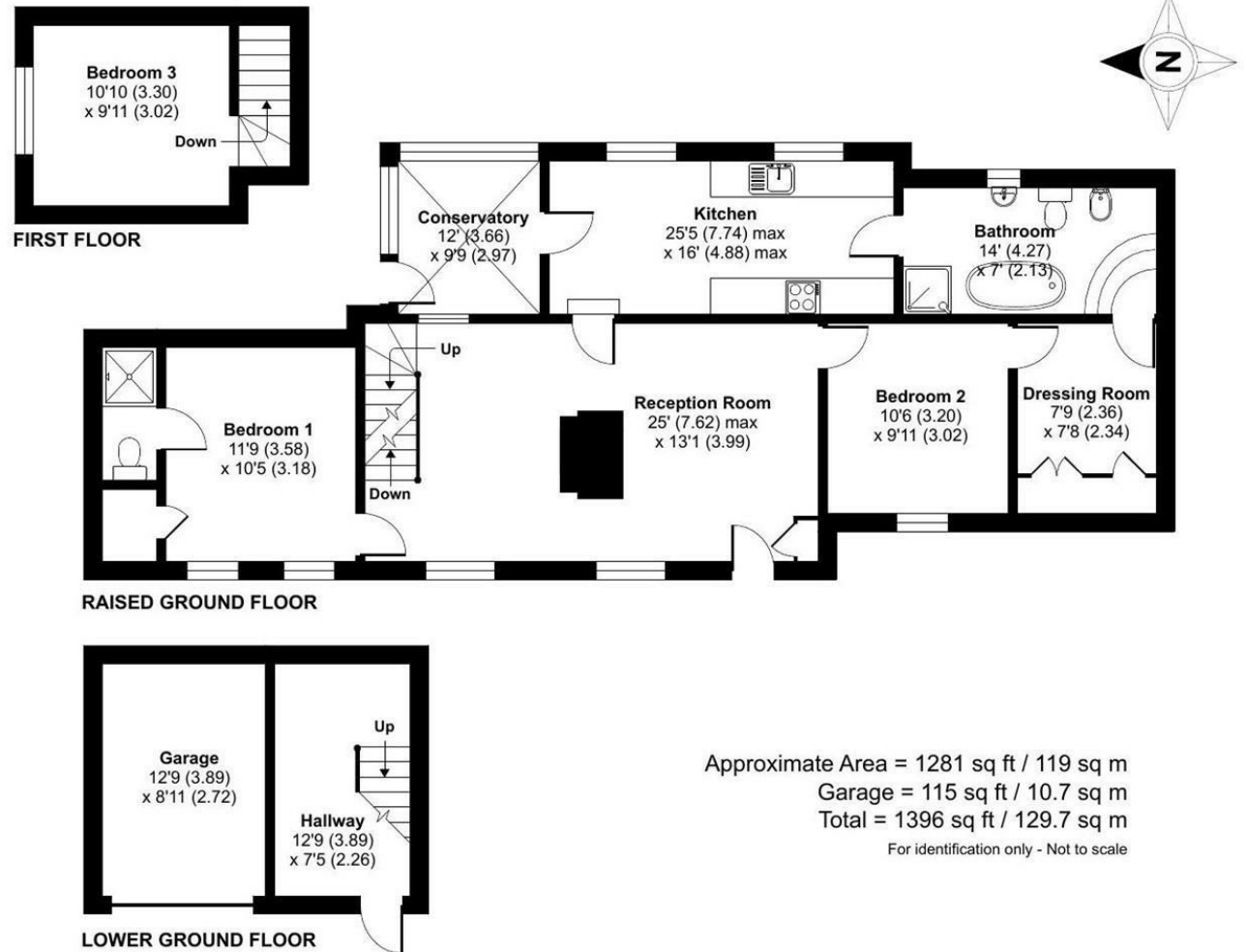
## VIEWINGS

Strictly by appointment with the Agents.









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Tenure - Freehold

Council Tax Band - E

Local Authority - Uttlesford District Council

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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.