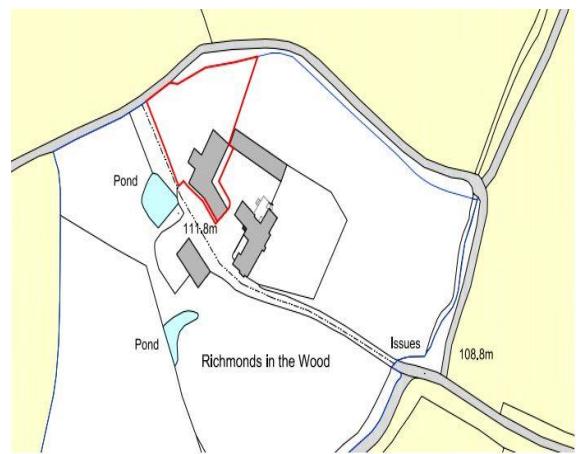




**The Barn at Richmond in the woods,  
Cutlers Green, Thaxted, CM6 2QF**

**Guide Price: £500,000**

- Building plot with planning consent for a substantial 4 bedroom detached home.
- 4 double bedrooms, 4 en suites, family bathroom.
- Light & airy flexible accommodation, open plan living space
- Separate study.
- Ample off road parking,
- Pleasant garden backing onto open countryside.
- Cutlers Green is a pretty hamlet and is approximately one mile from the historic market town of Thaxted which has a store, school, pubs, petrol station, coffee shops and eateries.



## ACCOMMODATION

Planning consent has been granted (UTT/20/1014/FUL and UTT/20/1015/LB) for a 4 bedroom detached home sitting in a pleasant plot tucked away surrounded by rolling open countryside. The Barn forms part of Richmond in the woods, which is an attractive 14th century farmstead nestled away on the edge of Cutlers Green in a picturesque and idyllic countryside setting. The Barn has been separated off by the current owners to provide a wonderful plot with off-street parking and attractive garden opening out onto open countryside. The proposed dwelling comprises on the ground floor of a large porch and entrance hall, dining room, kitchen, study, 3 bedrooms all with En Suites, family bathroom and a cloakroom. On the mezzanine first floor there is an additional bedroom with en suite.

## LOCATION

Cutlers Green is a hamlet in the parish of Thaxted and is situated 1 mile west of the town. Thaxted is situated approximately 7 miles from Saffron Walden and is a medieval market town featuring many historic buildings, including the Guildhall and impressive St John the Baptist Church. Offering a good range of amenities including a variety of shops and a weekly market, Thaxted is one of Britain's most attractive and well preserved small towns. Its superb medieval buildings and quaint streets, many of which still bear ancient descriptive names such as Fishmarket Street, Town Street and Stoney Lane are unique. Thaxted is conveniently placed for commuters with access to the M11 on the outskirts of Bishop's Stortford to the south and with mainline railway stations at Elsenham 7 miles to the west and Bishop's Stortford providing regular commuter services to London's Liverpool Street.

