



## BARN MEADOW, DUNMOW ROAD

Thaxted, Dunmow, CM6 3QE

£925,000



COMMERCIAL | RESIDENTIAL | LETTINGS

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- Fabulous Converted Barn
- Versatile Living Space of Circa 2600 sq ft
- Farmland Views
- Stunning Tiered Garden with Extensive Patio
- Ample Parking and Garage
- Possibility To Extend Further s.t.p.
- Luxury Kitchen with Separate Utility Room
- Lounge with Wood Burner





## Property Description

### THE PROPERTY

We are delighted to offer this fabulous converted barn of approx. 2,600sq.ft with a Log Burner for those cosy winter evenings. This Barn has many double height ground floor rooms, exposed beams and brickwork aplenty.

With it's tiered and elevated stunning rear garden, there are amazing views across farmland, perfect to watch the sun setting.

Originally converted in 2003 to a high standard and has been upgraded and improved since then and is presented in lovely order throughout together with a full alarm system comprising a smoke bomb and CCTV.

### THE LOCATION

Thaxted is a medieval market town featuring many historic buildings, Guildhall and Church.

There is a range of amenities provided locally including a variety of shops, restaurants and award winning cafe, weekly market as well as doctors and dentists surgeries, petrol station and full garage services.

Thaxted has an excellent primary school with an outstanding Ofsted Report.

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.

### VAULTED ENTRANCE HALL

Entrance door with adjoining full height glazed panels to the front aspect, bespoke oak staircase rising to the first floor, glazed double doors with adjoining full height glazed panels to the rear aspect and doors to adjoining rooms.

### SITTING ROOM

21' 4" x 20' 0" (6.52m x 6.1m) Double glazed windows to the front, rear and side aspects. Handsome full height redbrick fireplace with log burner.

### DINING ROOM

19' 9" x 10' 2" (6.03m x 3.1m) Double glazed window to the rear aspect, spiral staircase rising to bedroom 4/study and

glazed door to:

### **KITCHEN**

16' 3" x 15' 0" (4.97m x 4.58m) Fitted with a range of base and eye level units, electric Aga with five ring gas hob and extractor fan over, integrated dishwasher, two fridges and two freezers. Double glazed windows to the front and rear aspect and stable door opening to the rear garden. Opening to:

### **BREAKFAST/UTILITY ROOM**

13' 1" x 12' 1" (4m x 3.7m) Stable door to the front aspect and double glazed French doors to the rear aspect. Fitted with base and eye level units with space and plumbing for washing machine and tumble dryer. Door to garage.

### **FAMILY ROOM / OCCASIONAL BEDROOM**

15' 8" x 11' 1" (4.8m x 3.4m) Double glazed windows to the front aspect.

### **FIRST FLOOR**

#### **BEDROOM 1**

20' 0" x 12' 7" (6.1m x 3.86m) Double glazed windows to the front aspect, built-in wardrobes and door leading to:

#### **EN SUITE**

Comprising ceramic wash basin with vanity cupboard beneath, low level WC, shower enclosure with tiled walls and heated towel rail.

#### **FAMILY BATHROOM**

10' 3" x 6' 6" (3.14m x 2m) Comprising ceramic wash basin with vanity cupboard beneath, low level WC, corner bath with shower attachment and tiled splashbacks.

#### **BEDROOM 2**

2 17' 7" x 14' 3" (5.37m x 4.36m) Double glazed windows to the rear and side aspects and built-in wardrobes.

#### **BEDROOM 3 / HOME OFFICE**

15' 0" x 7' 5" (4.58m x 2.28m) Accessed via the spiral staircase from the dining room. Double glazed window to the side aspect. Accessed from a separate staircase.

#### **OUTSIDE**

To the front of the property is a driveway providing off-street parking for several vehicles and access to the garage.







Adjoining the rear of the property is a paved terrace, perfect for al fresco entertaining, with steps up to the garden which is predominantly laid to lawn with a variety of shrubs and trees providing a good degree of privacy.

#### **GARAGE**

20' 0" x 14' 3" (6.1m x 4.35m) Vehicular access via oak double doors, power and lighting connected and loft storage space.

#### **PROPERTY INFORMATION**

COUNCIL TAX BAND 'G'

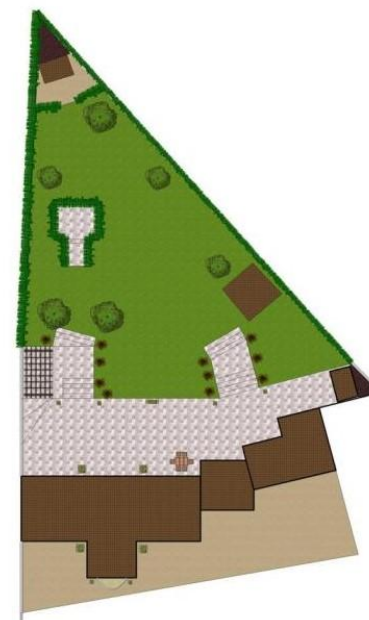
The property has mains water, gas & electricity. Sewage is dealt with by a private system.

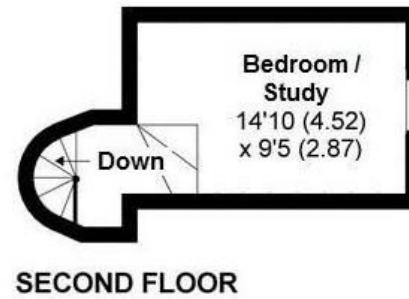
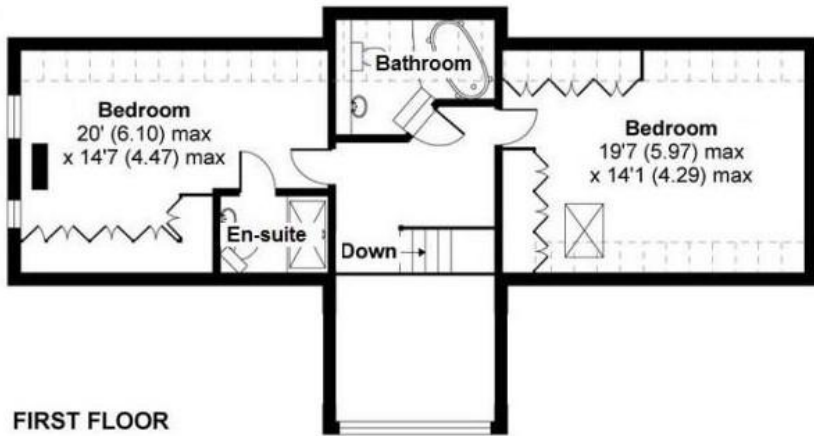
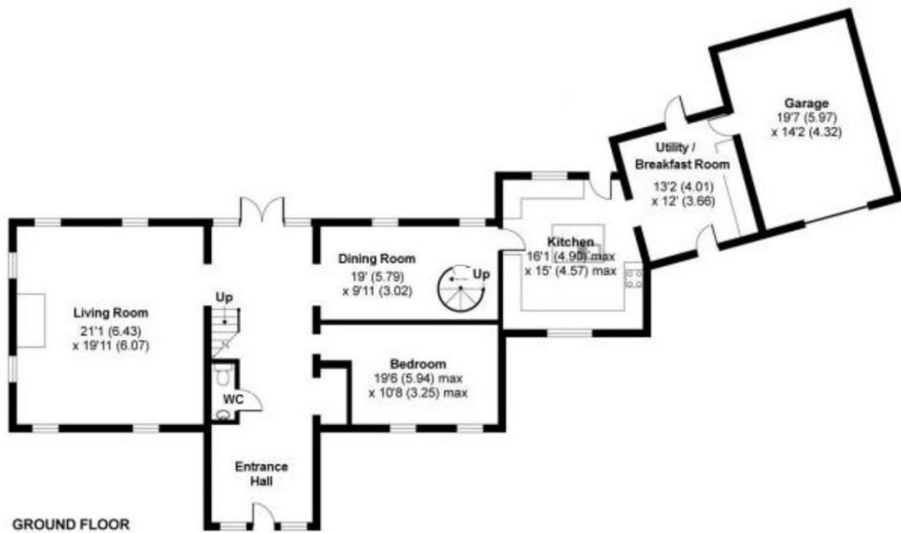


#### **POTENTIAL**

This property has the potential to convert the Garage into another room - perhaps a gym/games room or 4th Bedroom. Being next to the utility room, plumbing would be close by to add an En-suite/Bathroom too.

NOTE: This may be subject to obtaining Planning and any other relevant Permissions/Consents.





### COUNCIL TAX BAND

Tax band G

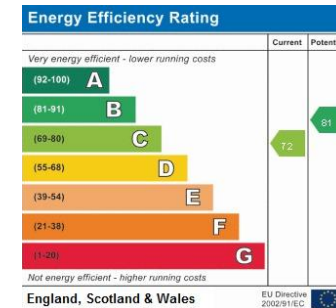
### TENURE

Freehold

### LOCAL AUTHORITY

Uttlesford District Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



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