



16 Town Street, Thaxted
CM6 2LA



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

16 Town Street

Thaxted | Great Dunmow | CM6 2LA

Guide Price £495,000

- An attractive 3-bedroom period cottage
- Well-appointed accommodation extending to approximately 1,313 Sqft
- Generous ground floor living space
- Full of character and wonderful high ceilings throughout
- Good size enclosed garden
- Available with no upward chain
- Walking distance from the array of local amenities
- Well located within a short drive of both Saffron Walden and Dunmow
- EPC: D
- Council Tax Band: D

The Property

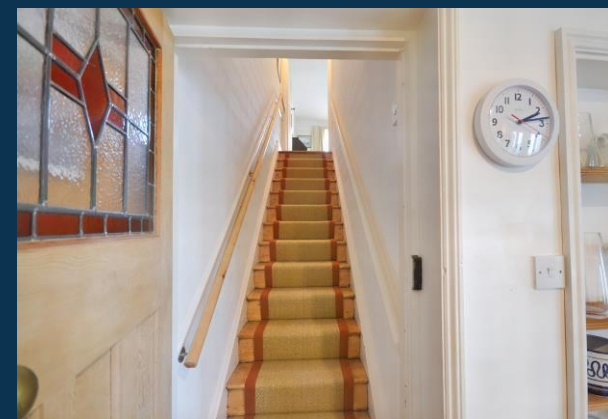
A beautiful 3-bedroom period home, providing extremely well-appointed living accommodation of immense character, benefitting from an abundance of natural light thanks to its wonderful high ceilings and large windows throughout. The property occupies a generous plot with a mature enclosed rear garden and is ideally placed in the heart of picturesque Medieval market town of Thaxted. Offered with no upward chain.

The Setting

Situated approximately 7 miles from Saffron Walden, Thaxted 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. There is an excellent primary school, many clubs and societies, several pubs/restaurants and it is well known for its annual festivals of music and morris dancing. 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.

The Accommodation

In detail the property comprises a generous front sitting room with attractive bay window to the front aspect, open fireplace and exposed wood flooring. The sitting room opens through to the dining room which benefits from exposed





wood flooring and a large window to the side aspect. Stairs, accessed from the dining room lead down to a useful cellar area. To one side of the dining room is a large light and airy utility/ storeroom with part glazed doors to the front aspect as well a door to the rear providing access out to the rear garden. The utility area benefits from a range of base and eye level units with work surface over incorporating a stainless-steel sink unit with space and plumbing for a washing machine. There is also a cloakroom with a WC and wash hand basin within this area.

Located to the rear of the property is a good size kitchen/ breakfast room, fitted with a range of base and eye level units, with attractive wood work tops incorporating a ceramic sink unit and 4 ring gas hob. Appliances include an electric oven with extractor hood, fridge and freezer. There is space and plumbing for a slimline dishwasher. The breakfast area benefits from two sets of French doors providing lots of natural light, as well as access out to the rear garden. A door with attractive stained glass gives access to the stairs to the first-floor accommodation.

On the first floor the property benefits from 3 good size bedrooms and a family bathroom, which is currently fitted out as a shower room.



Outside

The property benefits from a good size rear garden which is mainly laid to lawn with a variety of shrubs and bushes, a greenhouse to the far end of the garden and a large gravelled seating area to the rear of the house.

Services

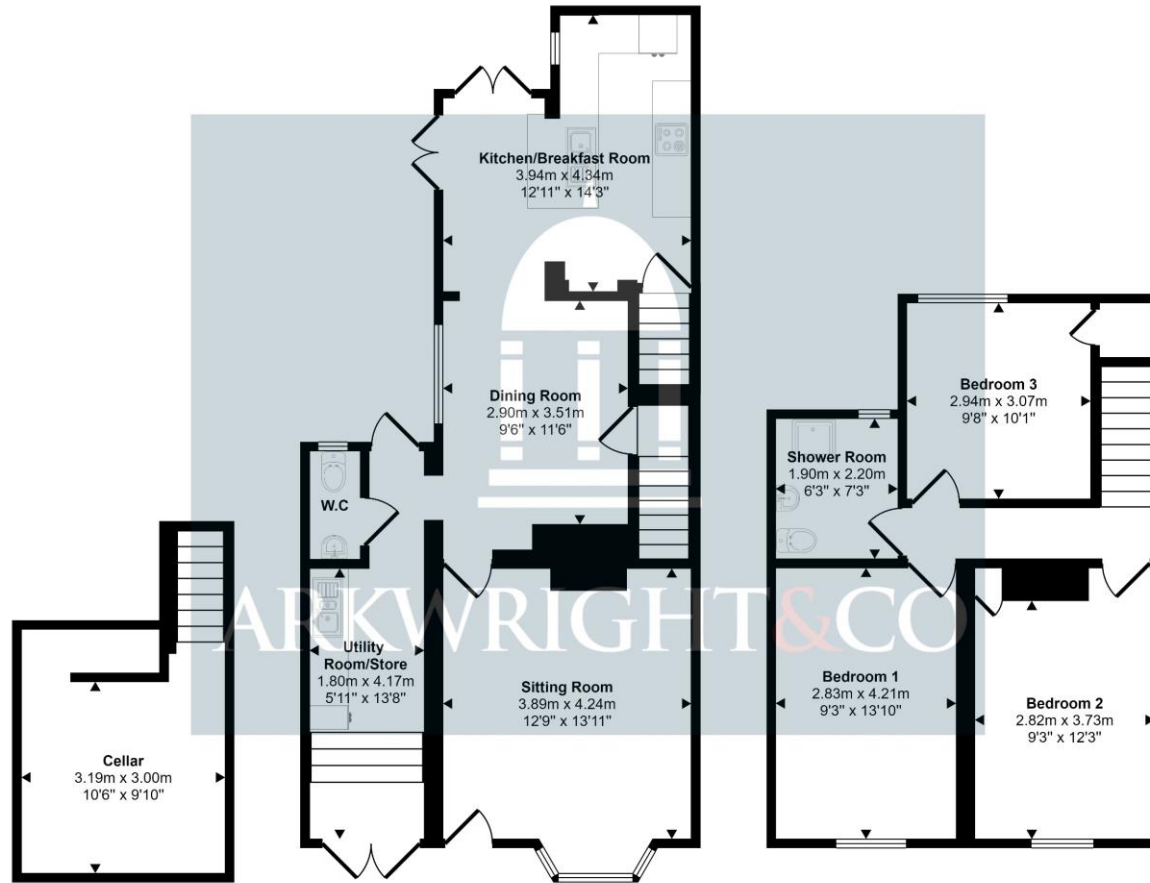
All main services are connected.

Local Authority

Uttlesford District Council



Approx Gross Internal Area
122 sq m / 1313 sq ft



Cellar
Approx 14 sq m / 146 sq ft

Ground Floor
Approx 62 sq m / 667 sq ft

First Floor
Approx 46 sq m / 500 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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