



LINCOLN GARDENS, THAXTED

GUIDE PRICE – £625,000

- 4/5 BEDROOM DETACHED FAMILY HOME
- LIVING ROOM WITH LARGE BAY WINDOW
- L-SHAPED KITCHEN DINER WITH INTEGRATED APPLIANCES
- FAMILY ROOM & HOME OFFICE
- PLAYROOM/BEDROOM 5
- PRINCIPAL BEDROOM WITH DRESSING ROOM & EN-SUITE
- THREE PIECE FAMILY BATHROOM
- OFF-STREET PARKING AND GARAGE
- WELL-PRESENTED REAR GARDEN
- WALKING DISTANCE TO THAXTED HIGH STREET & PRIMARY SCHOOL

We are delighted to offer this fantastic 4/5 bedroom detached house, within walking distance of Thaxted High Street and Thaxted primary school (Ofsted rating of good). The property comprises a large living room with feature bay window, kitchen diner with integrated appliances & French doors to rear garden, family room, playroom/bedroom 5, home office and a downstairs cloakroom. There are 4 bedrooms to the first floor, with a dressing room and en-suite to the principal bedroom, and a family bathroom. Externally, this property is approached via a block-paved driveway supplying off-street parking for 2 vehicles, access to garage also. The well-presented rear garden is split into a variety of sections of entertaining patio, large lawn, raised decked area and hard standing for timber shed, all retained by brick walling and close boarded fencing.





With composite and obscure glazed front door with obscure glazed sidelights opening into:

Entrance Hall

With stairs rising to first floor landing, ceiling lighting, wall mounted radiator, understairs storage cupboard, wood effect laminate flooring, cupboard housing fuseboard and telephone point, further power point, doors and openings to rooms.

Living Room 15'4" x 12'2" into bay

With large bay window to side, further window to front aspect, ceiling lighting, media wall with shelving and feature fireplace for a bioethanol stove, stone hearth, display lighting, wall mounted radiators, TV and power points, fitted carpet.

Home Office 9'11" x 8'8"

With window to front, ceiling lighting, TV telephone and power points, wall mounted radiator, wood effect laminate flooring.

Family Room 11'7" x 9'11"

With French doors leading out to rear garden, ceiling lighting, wall mounted radiator, TV and power points, fitted carpet, door through to:

Playroom/Bedroom 5 – 15'9" x 7'10"

With window to rear, inset ceiling downlighting, TV and power points, wood effect flooring.

Cloakroom

Comprising a close coupled WC, vanity mounted wash hand basin with mixer tap and tiled splashback, ceiling lighting, extractor fan, wall mounted radiator, wood effect flooring.

Kitchen Diner 17'2" x 16'10"

In an L-shape formation comprising an array of eye and base level cupboards with complimentary square edge worksurface, splashback and further tiled splashback, 4-ring stainless steel gas hob with stainless steel extractor fan and splashback, integrated twin oven, integrated fridge freezer, integrated dishwasher, integrated washing machine, 1 1/2 bowl single drainer stainless steel sink unit with pot wash style mixer tap over, window to side, French doors and window out to rear entertaining terrace and garden beyond, inset ceiling downlighting, array of power points, wall mounted radiators, tiled flooring.

First Floor Landing

With inset ceiling downlighting, wall mounted radiator, power point, fitted carpet, doors to rooms, airing cupboard housing pressurised hot water cylinder, access to loft with ladder, lighting and boarding.

Bedroom 1 – 11'8" x 10'7"

With windows to side and rear aspect, ceiling lighting, wall mounted radiator, TV and power points, fitted carpet, large opening through to:

Dressing Room 11'8" x 6'0"

With large Velux window to side, built-in shelving, hanging rail and drawers, inset ceiling downlighting, fitted carpet, power point, door to:

En-suite

Comprising a fully tiled and glazed shower cubicle with integrated shower, pedestal wash hand basin with mixer tap and tiled splashback, close coupled WC, obscure window to side, inset ceiling downlighting, extractor fan, wall mounted heated towel rail, tiled flooring.

Bedroom 2 – 13'0" x 10'4"

With windows to both front and side aspects, ceiling lighting, wall mounted radiator, TV and power points, fitted carpet.

Bedroom 3 – 12'0" x 10'1"

With window to front, large alcove ideal for wardrobe, TV and power points, wall mounted radiator and fitted carpet.

Bedroom 4 – 10'1" x 8'3"

With large alcove for wardrobe, window overlooking rear garden, ceiling lighting, wall mounted radiator, power points and fitted carpet.

Family Bathroom

Comprising a three piece suite of tile enclosed bath with mixer tap and shower attachment over, full tiled surround with glazed shower screen, wall mounted wash hand basin with mixer tap, low level WC with integrated flush, half-tiled surround, inset ceiling downlighting, extractor fan, obscure window to front, electric shaving point, wall mounted heated towel rail, tiled flooring.

OUTSIDE

The Front

The front of the property is approached via a paved pathway dissecting 2 sections of lawn, block-paved driveway supplying off-street parking for 2 vehicles, up and over doors to:

Garage

With ample eaves storage, ceiling lighting, power points and door to:

Rear Garden

Split into a variety of sections of entertaining patio, large lawn, raised decked area, hard standing for timber shed, all retained by brick walling and close boarded fencing, outside power, lighting and waterpoint can also be found, additional personnel gate to side.



DETAILS

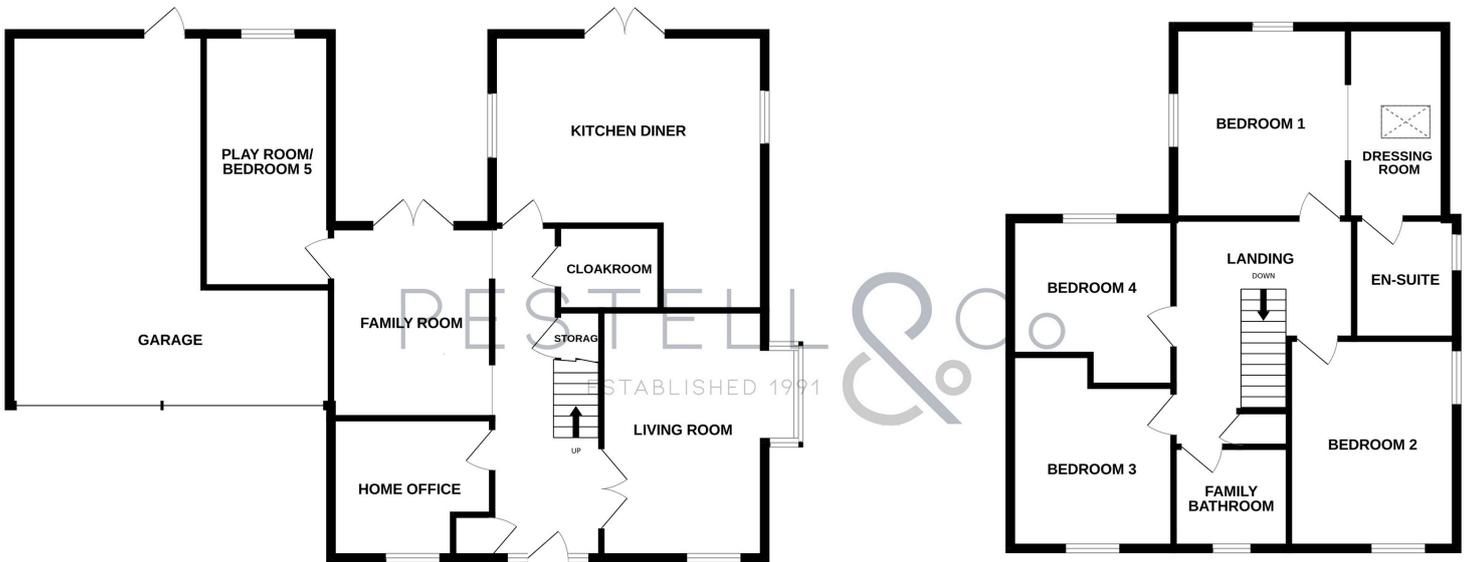
EPC

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

GROUND FLOOR
1220 sq.ft. (113.3 sq.m.) approx.

1ST FLOOR
762 sq.ft. (70.8 sq.m.) approx.



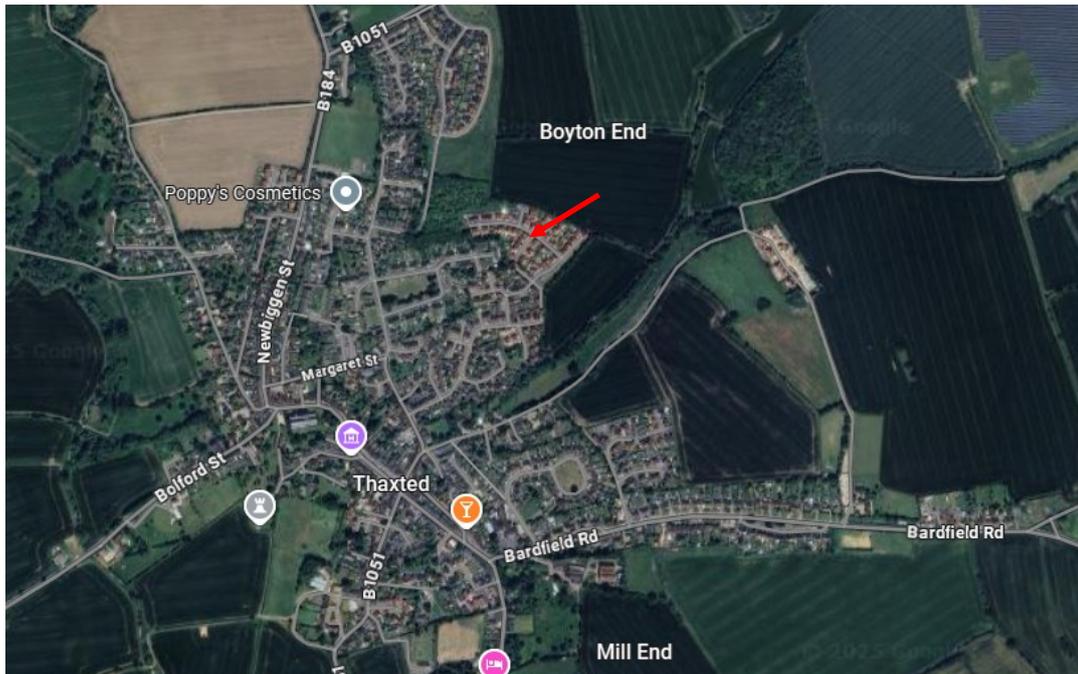
TOTAL FLOOR AREA : 1982 sq.ft. (184.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GENERAL REMARKS & STIPULATIONS

Lincoln Gardens is located within the magnificent Medieval town of Thaxted, Essex with all the day to day amenities of life available within walking distance. Home to the distinguished Guildhall, eminent Thaxted Church and the restored John Webb's Windmill, Thaxted has a wonderful history which dates back to before the Domesday Book. Set against a backdrop of exquisite architecture, Thaxted is considered to be the jewel in the crown of Essex. The town is resplendent in architectural interest, unique in character with a flourishing community which remains today what it has been for the last ten centuries - a thriving town which moves with the times, but also embraces its heritage with admirable respect. The market town of Great Dunmow is also close by offering schools, shopping, restaurants, public houses and many more recreational facilities. Further to this Great Dunmow also offers the A120 supplying further access to M11/M25 and of course London Stansted International Airport.

DIRECTIONS



FULL PROPERTY ADDRESS

10 Lincoln Gardens, Thaxted, Dunmow, Essex,
CM6 2FU

COUNCIL TAX BAND

Band F

SERVICES

Gas fired central heating, mains drainage and
water

LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron
Walden, CB11 4ER

AGENTS NOTE: We believe the information provided in this brochure is accurate as of the date 07/03/2026. The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

PESTELL & Co

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Are you a developer looking for an agent to market or value your site?