Land at Mill Hill Farmhouse, Cutlers Green
Thaxted, CM6 2QF

A beautiful open plot of land measuring approximately 1054 sqm (0.26 of an acre) with planning permission for a substantial, detached 5/6 bedroom family home with off road parking.

Guide Price £495,000

- Planning permission for 5/6 bedroom detached home
- Stunning rural setting set adjoining open farm land
- Private drive to two existing properties
- 1 mile from Thaxted
ACCOMMODATION
Planning consent was granted for a large detached house by Uttlesford District Council, REF: UTT/18/1686/FUL on 23rd August 2018, subject to conditions. A copy of the floor plans are included in the particulars showing a total area of approximately 4000sqft. Planning consent has been granted for a two storey period style home, benefitting from a South-East facing front elevation and a North West facing rear elevation.

The proposed planning consent allows for:

GROUND FLOOR
Reception hall with two staircases rising to the first floor, cloakroom, sitting room, dining room, large kitchen/dining/family room, utility room, bedroom 6 and ensuite.

FIRST FLOOR
Large galleried landing, master bedroom with ensuite bathroom and dressing room, four further double bedrooms, 3 with ensuite and family bathroom.

OUTSIDE
There is planning to create off road parking and a good size garden to the rear. There is also the opportunity to purchase further land to the rear of the property currently used as the vineyard (in red on site plan)

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.

DIRECTIONS
From Saffron Walden, travel towards Debden on the Debden Road. Travelling through the village, continue on the Thaxted Road towards Debden Green. As you come through the hamlet, continue straight over the triangle onto Bolford Street and the farm track up to Mill Hill farm is on your left (opposite a house with a flint wall and gate), just before Cutlers Green.
SERVICES
Mains electricity is available. Drainage will have to be to a private system. Water will have a new mains water supply connected.

COUNCIL TAX BAND
Not yet assessed

TENURE
Freehold

LOCAL AUTHORITY
Utlesford District Council

PLANNING REF:
UTT/18/1686/FUL