



The Drive, Thaxted, Dunmow

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**STRUTT
& PARKER**

BNP PARIBAS GROUP

Chelmer House

The Drive

Watling Lane

Thaxted

CM6 2UY

Offering a fabulous position at the bottom of a no through road and 5 acres of land, this home is incredibly versatile and has the ability to be a true haven

Thaxted 0.5 mile, Great Dunmow 6.7 miles, Saffron Walden 7.6 miles, Bishop's Stortford 12.3 miles, London Stansted Airport and mainline station 7.4 miles, central London 49.7 miles

Reception hall | 2 Sitting rooms | Dining room | Conservatory | Kitchen/breakfast room | Utility room | 2 Storerooms | Principal bedroom with en suite bathroom | 3 Further bedrooms | Family bathroom | Garden | Swimming pool | Stabling with 4 loose boxes | Approx. 5 acres | EPC - E

The property

Chelmer House is an attractive family home offering 2,600 sq. ft. of light-filled accommodation over two floors. The ground floor accommodation flows from a welcoming reception hall with exposed wooden flooring and useful cloakroom, and includes a generous sitting room with feature fireplace, a second larger wooden-floored sitting room with feature open fireplace and sliding doors to a large conservatory with French doors to the terrace. Adjacent is a spacious dining room, also with sliding doors to the conservatory. The rear aspect kitchen/breakfast room has a range of units, modern integrated appliances, and space for a good-sized table for more informal meals. The ground floor accommodation is completed by a useful fitted utility room and two interconnecting storerooms. On the first floor the property provides a generous dual aspect L-shaped principal bedroom with built-in

storage and en suite bathroom, three further double bedrooms, all with built-in storage, and a modern family bathroom.

Outside

The property is approached over a sweeping driveway offering plenty of parking space and leading past the house through a five-bar gate to a detached L-shaped stable block with four loose boxes and hardstanding. The garden is laid mainly to level lawn and features a swimming pool with paved surround and a paved terrace, the whole ideal for entertaining and al fresco dining and enjoying views over the property's 5 acres of stock-fenced and tree-lined paddocks, including an area adjacent to the house and stables suitable for use as a manège.

Location

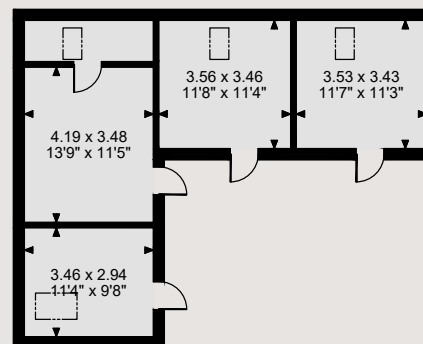
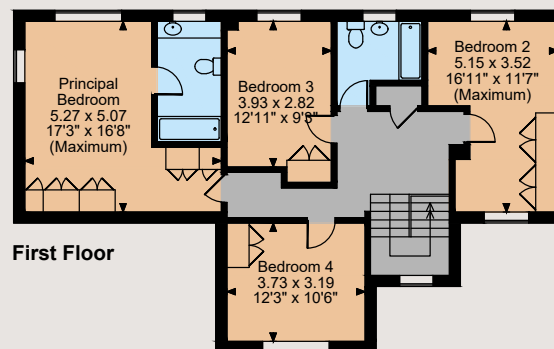
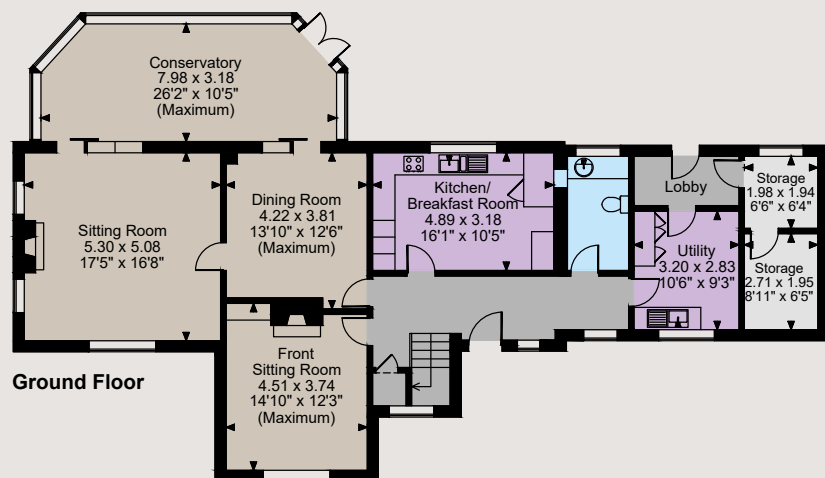
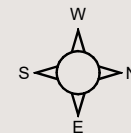
The picturesque market town of Thaxted pre-dates the Domesday Book and is full of properties of considerable architectural interest including the famous Guildhall, church, windmill and numerous mediaeval houses. The town offers a good range of day-to-day amenities including local shops, public houses, cafés, restaurants, GP and dentist surgeries and a popular primary school. The market town of Great Dunmow, Saffron Walden and Bishop's Stortford offer a wider range of day-to-day facilities including independent and high street stores, shopping centres, retail parks and excellent sporting facilities. Thaxted enjoys easy access via the A120 to the M11 and the national motorway network and Stansted Airport which provides excellent rail links to London Liverpool Street in around 45 minutes together with frequent national and international flights. The area offers a good selection of independent schools including Felsted, Howe Green House, Bishop's Stortford College, St. Margaret's Prep, Stoke College and Gosfield.

This property comes with FULL PLANNING PERMISSION for an impressive extension to create a real one off home. (Prospective purchasers are advised that they should make their own enquiries of the local planning authority)





Floorplans
House internal area 2554 sq ft (237 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Directions

From Strutt & Parker's office turn right onto Hills Road, follow for 6 miles then take the 3rd exit onto slip road signposted London/Royston. Merge onto A11, after 3 miles take the exit towards Cambridge/Saffron Walden, then at the roundabout take the 1st exit. Follow for 4 miles, bear right onto Debden Road and at the roundabout take the 1st exit onto Debden Road. Turn left onto Mount Pleasant Road, then at the roundabout take the 2nd exit. After 6 miles turn right onto Watling Lane, turn left onto The Drive

General

Local Authority: Uttlesford district council

Services: Mains gas, electricity, water and private drainage

Council Tax: F

Tenure: Freehold

Guide Price: £1,500,000

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