

# Prouds Farm

Walden Road, Thaxted, Dunmow



**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## A magnificent Grade II\* listed house with annexe, heated pool, tennis court and 11 acres in a Chelmer Valley location

A historic double-fronted period family home with barn annexe, set in nearly 11 acres of private land. It is located on the outskirts of Thaxted, close to the sought-after market town of Saffron Walden and only 20 miles from Cambridge with its extensive cultural amenities.



**3 RECEPTION ROOMS**



**7/9 BEDROOMS**



**4 BATHROOMS**



**DOUBLE GARAGE**



**10.95 ACRES**



**FREEHOLD NO CHAIN**



**RURAL**



**4,007 SQ FT**



**GUIDE PRICE  
£1,600,000**



### The property

Formerly a Hall House dating originally from the 14th century, Prouds Farm is listed as being of Grade II\* historical importance. It offers almost 3,400 sq ft of flexible accommodation arranged over two floors. This charming property provides an elegant, and practical living environment, sensitively combining modern amenities with a wealth of exposed beams and original joinery. The accommodation flows from a welcoming through reception hall with an impressive solid oak block period staircase and is spacious enough to incorporate a reading area, a 14th century door and cloakroom/shower room. A rear hallway, with a door accessing the main gardens, driveway and outdoor dining area, also leads to the kitchen – fitted with a range of wooden cabinets with tiled surrounds and surfaces, a quarry tiled floor and an Aga recessed within a chimney stack. Complementing this and leading to the pantry, an adjoining utility room comprising of extensive cupboard space, boiler room/boot room and back door. Returning to the entrance hall to the left a small lobby accesses the study and a the second staircase. The dining room overlooks

the front garden and has a wealth of original beams, a concealed fireplace with Georgian panelled doors and charming window seat. Lastly, the splendid sitting room is a bright and spacious environment having windows to three aspects, fireplace with wood burner, a large seating bay and two inter-connecting reception areas, one with a door to the garden. Adjacent to the fireplace is the “red wine” cellar and through an original door to the rear accesses the “white wine” cellar.

The second staircase leads to a landing from where, to the southeast aspect are located bedrooms 4, 5, 6 and 7. To the right, the principal bedroom has a vaulted ceiling, and door connecting to a landing with built-in cupboard. This leads to bedroom 2 and to the family bathroom which connects back to the dressing room/bedroom 5. Finally returning to the period staircase, which serves bedrooms 2 and 3 and a shared bathroom, featuring a wall with 17th century parquetry.









## Outside

The property is accessed via a gravelled driveway with a parterre-planted turning circle, offering private parking, a detached double garage and an annexe. The annexe offers flexible use for a home office, nanny accommodation or rental income (£1,250pm) with a sitting room, kitchen, private terrace, ground floor principal bedroom with shower room, and a vaulted first-floor mezzanine bedroom. The formal grounds consist of a part-walled garden to the front and side, mainly laid to lawn, bordered by mature planting, a working borehole feeding a spring crossed by a footbridge. The garden includes a large outbuilding servicing the heated pool with two storage rooms and a separate games room. The vaulted games room is perfect for entertaining, with full height glazing and French doors, leading to a terrace overlooking the swimming pool. Additional features include a former Brew House, all-weather tennis court (work required), vegetable garden with raised beds, two open-sided barns, and terraces ideal for al fresco dining. The garden is screened by mature trees, with woodland walks leading to the pastureland beyond.

The remainder of the land is under an informal arrangement with a local farmer. In total the grounds extend to 10.95 acres.

## Location

The historic market town of Thaxted dates back to the Iron Age. The town has a famous 15th century Guildhall, church and windmill and offers amenities including a weekly market, local shops, pubs, cafés, restaurants, a primary school and GP and dentist surgeries. Saffron Walden, Bishop's Stortford and Cambridge offer a wider range of day-to-day facilities including independent and high street stores, shopping centres, retail parks and excellent sporting facilities. Thaxted offers easy access to the M11 and from there to the motorway network and to Stansted Airport, which provides frequent national and international flights and a station (9.4 miles) with excellent rail links to London Liverpool Street in around 45 minutes, and Newport station (6.6 miles) offers links to central London in less than an hour. The university city of Cambridge with its world renowned hospitals, architecture and cultural events is a mere 20 miles away.



## Distances

- Thaxted 1.3 miles
- Saffron Walden 6.1 miles
- London Stansted Airport 9.4 miles
- A120 (Hertfordshire-Essex road) 8.3 miles
- M11 (Junction 8A) 11.5 miles
- Bishop's Stortford 14.4 miles
- Cambridge 20.6 miles
- Central London 50.6 miles

## Nearby Stations

- Newport
- Audley End
- Bishop's Stortford
- Stansted Airport

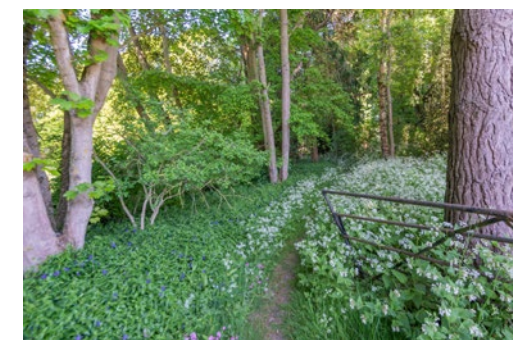
## Key Locations

- Fitzwilliam Museum
- Addenbrooke's hospital
- Newmarket Racecourse
- Saffron Walden Golf Club
- Imperial War Museum Duxford

- Punting on the Cam
- Audley End House and Gardens

## Nearby Schools

- Felsted Primary School
- Felsted School
- Saffron Walden County High School
- Stoke College
- The Leys
- St Faith's
- The Perse
- St Mary's









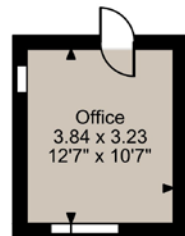
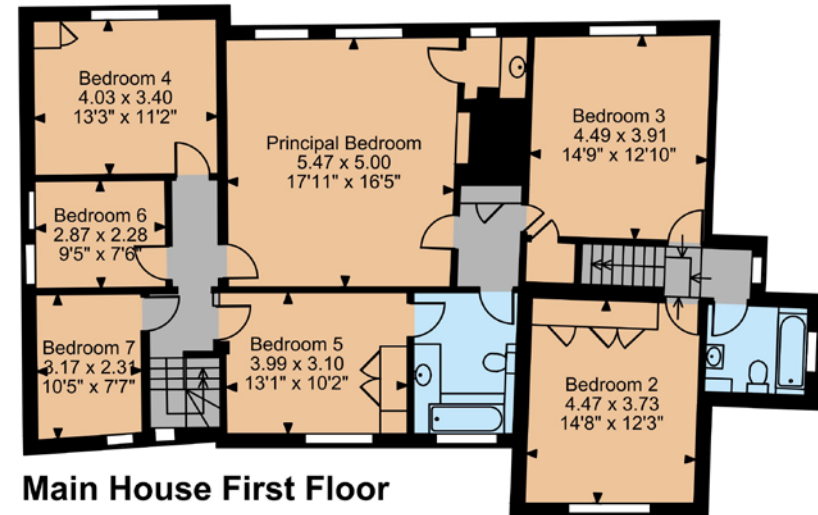
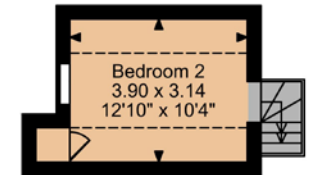
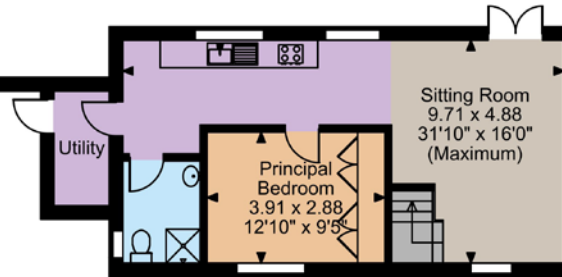
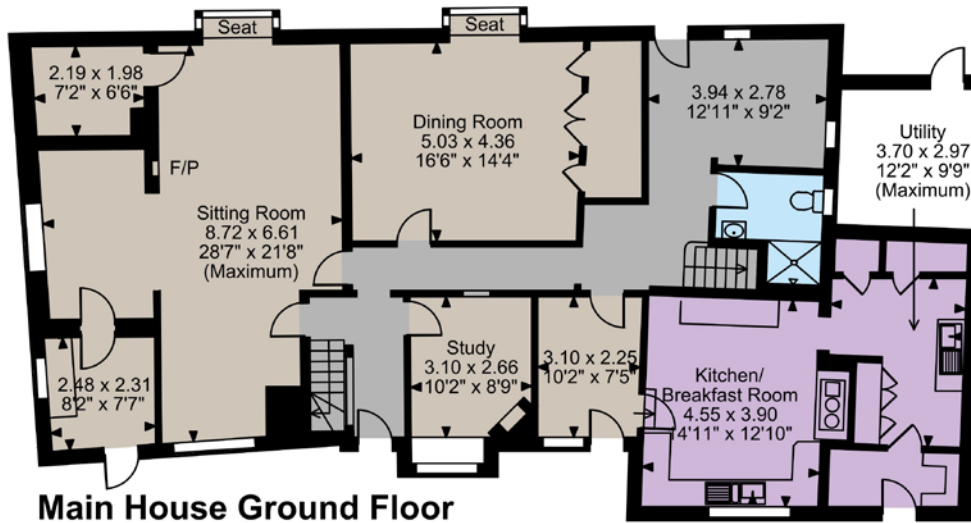
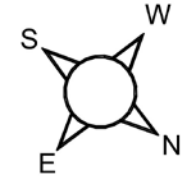
**Prouds Farm, Walden Road, Thaxted, Dunmow, Essex**

**Main House internal area 3,371 sq ft (313 sq m)**

**Annexe internal area 636 sq ft (59 sq m)**

**Brew House/Office internal area 134 sq ft (12 sq m)**

**Total internal area 4,141 sq ft (384 sq m)**



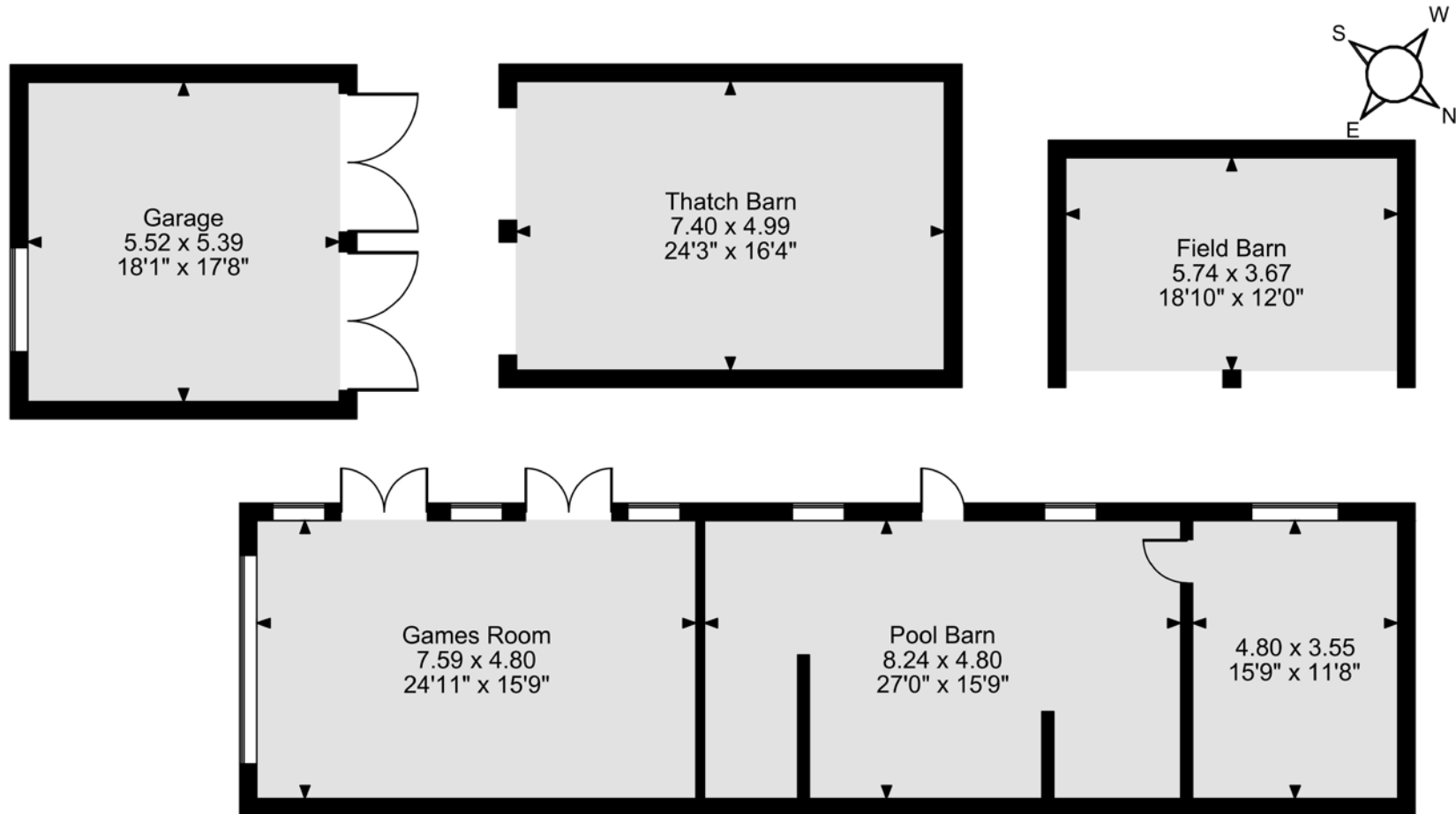
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□ □ □ Denotes restricted head height

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**Prouds Farm, Walden Road, Thaxted, Dunmow, Essex**  
**Outbuildings Internal area 1,963 sq ft (182 sq m)**



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## Directions

CM6 2RG

**what3words:** ///motels.yummy.somebody - brings you to the driveway

## General

**Local Authority:** Uttlesford

**Services:** Mains electricity, gas, water. Private drainage. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band H

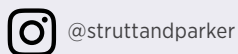
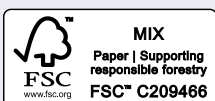
## Cambridge

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