



Prouds Cottage, Walden Road, Thaxted,  
Dunmow, Essex, CM6 2RG

Offers in Excess of: £650,000  
Freehold

[www.intercounty.co.uk](http://www.intercounty.co.uk)



**Intercounty**  
Estate and Letting Agents





Offered chain free is this Gorgeous three-bedroom property situated between Thaxted and Saffron Walden and backing on to glorious open countryside. The current owner has made several improvements to the property including the extension of the garage, currently being used as a home gym and could be converted into an annexe STPP, benefitting from power and plumbing (there is a shower, hand wash basin and WC). Internally there is a great feeling of space and the property offers light throughout. There are two good size reception rooms and a kitchen/breakfast room leading from the welcoming hallway, plus a downstairs WC. Upstairs are three double bedrooms with en-suite and dressing area to main bedroom and a family bathroom.

The mature garden provides fabulous views to the countryside and has access to the garage. There is also a generous sized shed and further storage. The medieval market town of Thaxted lies just minutes' drive away and offers, restaurants, cafes, bars and local shops. Newport train station is only a 10-minute drive away with services into London Liverpool Street and Cambridge.

Council Tax Band F. EPC Band E.



Detached Three Double Bedroom Home  
Large Garden Backing onto Open Countryside  
Extended Garage and Ample Parking  
Two Reception Rooms  
Spacious Kitchen/Breakfast Room  
En-Suite and Family Bathroom  
Annexe Potential (STPP)  
Minutes from Thaxted  
Offered Chain Free

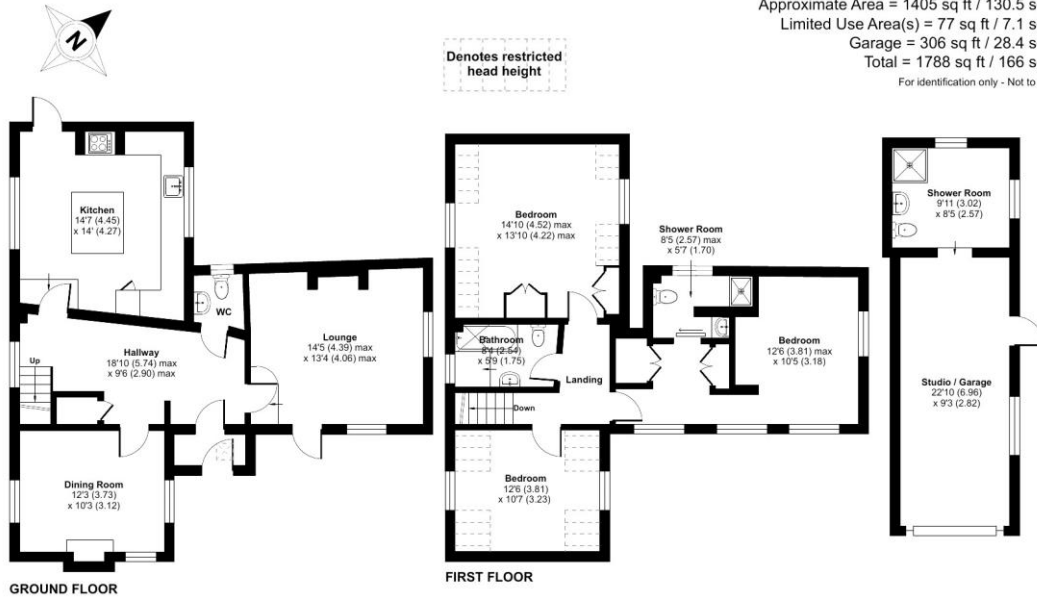
#### ADDITIONAL INFORMATION

Thaxted is a beautiful small country town dating back to before the Domesday Book. Full of considerable architectural interest, with its famous Guildhall, Church and Windmill set against a backdrop of Medieval houses. A handful of shops, pubs, cafes and primary schooling offer residents facilities for day to day needs, whilst further amenities and secondary schooling can be found at Saffron Walden (7.5 miles) and Great Dunmow (6.2 miles).



## Walden Road, Thaxted, Dunmow, CM6

Approximate Area = 1405 sq ft / 130.5 sq m  
Limited Use Area(s) = 77 sq ft / 7.1 sq m  
Garage = 306 sq ft / 28.4 sq m  
Total = 1788 sq ft / 166 sq m  
For identification only - Not to scale



**Hallway** 18'10" x 9'6" (5.74m x 2.9m)  
**Lounge** 14'5" x 13'4" (4.4m x 4.06m)  
**Kitchen** 14'7" x 14' (4.45m x 4.27m)  
**Dining Room** 12'3" x 10'3" (3.73m x 3.12m)  
**Bedroom** 14'10" x 13'10" (4.52m x 4.22m)  
**Bathroom** 8'4" x 5'9" (2.54m x 1.75m)  
**Bedroom** 12'6" x 10'7" (3.8m x 3.23m)  
**Bedroom** 12'6" x 10'5" (3.8m x 3.18m)  
**Shower Room** 8'5" x 5'7" (2.57m x 1.7m)  
**Studio/Garage** 12'6" x 10'5" (3.8m x 3.18m)  
**Shower Room** 9'11" x 8'5" (3.02m x 2.57m)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rinchecom 2023. Produced for Intercounty Estate Agents. REF: 1042004



**AGENTS NOTES** IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of any offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. Floorplans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their service. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Intercounty.

**ANTI-MONEY LAUNDERING** We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks are carried out correctly and for ongoing monitoring, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 inc VAT, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee is paid in advance, directly to Lifetime Legal and is non-refundable.

### FOR MORE DETAILS CONTACT

57 High Street, Saffron Walden, Essex, CB10 1AA

T: 01799 522641 | W: [www.intercounty.co.uk](http://www.intercounty.co.uk)

**Intercounty**  
Estate and Letting Agents