



PRESTIGE HOMES

BY HAMILTON PIERS



Rowneys Thaxted Road, Wimbish, Saffron Walden, Essex, CB10 2UZ

Situated within a 1/2 Acre Plot surrounded by farmland in an idyllic semi rural location is this characterful 17th century thatched detached cottage, impressively offering 2,197sq ft of accommodation with up to four reception rooms and four/five double bedrooms, plus Annex potential via the family room, a 17' master suite with a private terrace, gated parking for a multitude of vehicles and a detached Double Garage.





INTERIOR:

Lobby:

Solid oak entrance door, window to side, tiled flooring.

Sitting Room: 19'10" x 14'6"

Inglenook working fireplace, exposed beams, dual aspect windows with walk in bay, tiled floor.

Dining Room: 12'1" x 10'2"

Dual aspect with double doors overlooking the garden, oak flooring.

Study: 11' x 8'8"

Dual aspect room, exposed beams, could be used as play room.

Kitchen: 14'7" x 10'6"

Traditional style kitchen with a range of wall and base level units, granite worktops, integrated appliances, walk-in pantry, tiled floor, window to front.

Utility Room:

Space for additional appliances, door to WC and to rear accessing garden.

Cloakroom/WC:

Low level toilet. Window to rear.

Atrium:

Offering access to the kitchen and north-wing of the property, with annex potential via the family room/fifth bedroom.

Bathroom:

Modern suite with fitted bath (with shower over), hand basin, low level toilet.

Family Room / Bedroom Five / Annex Bedroom*: 17'5 x 10'11"

A spacious triple aspect room with versatile usage - ideal as an additional reception room or ground floor bedroom, or could be used alongside the adjacent bathroom to create an Annex space for cohabiting relatives. Storage cupboard.

First Floor Landing:

Feature window, exposed brick feature wall.

Bedroom One: 17'5 x 14'2"

An impressive sized dual-aspect master bedroom with double doors opening to the private terrace (with wrought iron spiral staircase stepping down to the garden),

offering views over open countryside, plus oak flooring. Built in storage/ wardrobes.

Bedroom Two: 14'9" x 14'6"

Dual aspect room with exposed timbers. Exposed feature brick chimney breast.

Bedroom Three: 13'10" x 10'5"

Window to side aspect.

Bedroom Four: 10'1" x 8'6"

Window to side aspect, secondary hidden staircase with hatch to ground floor. Large built in storage cupboard.

Family Bathroom:

Modern suite with a fitted bath (with shower over), wash basin and low level toilet, tiled floor, wood effect floor. Cupboard housing hot water cylinder.

EXTERIOR:

A private gated driveway with parking for multiple vehicles and access to the detached double garage, enclosed to the front aspect by manicured hedging, with access to the main property and rear garden. The total plot size is approximately 0.5 acres, subject to land survey.



The rear garden backs/sides onto fields and is mainly laid to lawn with mature trees, summer house, greenhouse and is privately enclosed to all aspects. There is also power and lighting throughout the garden including a connection point for a hot tub.

Double Garage: 17'6" x 17'

Full width door, power and lighting connected, ideal as a workshop or for hobby usage and offering potential to convert, stp. Window to rear.

AGENTS NOTES:

Viewings are strictly via private viewing tour with Prestige Homes in Essex.







APPROX INTERNAL FLOOR AREA
204 SQ M 2197 SQ FT

Excluding Garage & Terrace
This plan is for layout guidance only and is
NOT TO SCALE

Whilst every care is taken in the preparation of
this plan, please check all dimensions, shapes &
compass bearings before making any decisions
reliant upon them.

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