

Park Street, Thaxted, CM6 2ND

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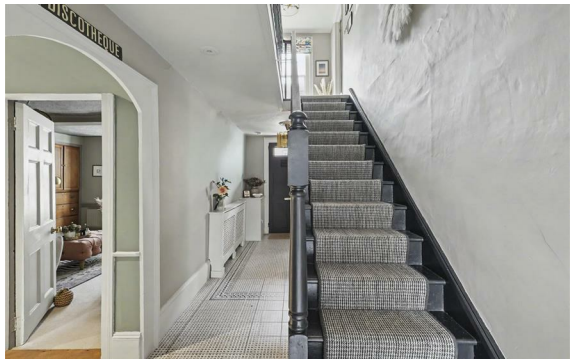
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Offers In Excess Of £1,000,000



- Grade II Listed
- Newly renovated and reconfigured
- Elegantly styled throughout
- Landscaped west-facing garden
- Detached double garage
- Set in the heart of the historic town centre

An elegant Grade II Listed Georgian home forming part of Thaxted's historic and picturesque town. The property has been comprehensively renovated and reconfigured, whilst retaining a wealth of original features. Enjoying a generous, mature garden and a detached double garage.









LOCATION

Park Street lies within Thaxted's historic centre, with access to a range of local amenities including independent shops, public houses, restaurants and a wine bar. The town is well placed for commuting, with rail services from Elsenham (approximately 7 miles) to London Liverpool Street. The market town of Saffron Walden (approximately 8 miles) offers a broader range of facilities and schooling. Bishop's Stortford is just over 12 miles away, providing access to Junction 8 of the M11, while Audley End station (approximately 9 miles) offers additional rail connections to London and Cambridge. Stansted Airport is less than 10 miles distant.

Situated in the heart of historic Thaxted, Aldboro House is a Grade II listed Georgian property that has been carefully and sympathetically renovated by the current owners. Formerly a doctor's surgery, the house dates from the mid 18th Century and was converted into a private residence in the 1990s. More recently, it has undergone a considered programme of refurbishment and reconfiguration, resulting in a well-balanced family home that combines period character with high-quality contemporary finishes.

Behind its classically proportioned façade, with original sash windows and pleasing Georgian symmetry, the interiors have been thoughtfully redesigned. The current owner, an interior designer and colour consultant, has introduced a cohesive decorative scheme throughout, with careful attention to materials, colour and layout. The result is a fully turnkey property, where original features are retained and enhanced by modern detailing.

A bottle green front door opens into a stunning entrance hall which sets the tone for the rest of the house. This light-filled space is fitted with patterned tiles from Fired Earth and finished in a soft putty tone. From the hall is the dining room is a generous dual-aspect space, finished in a deep green palette, with sash windows to the front and rear, a feature fireplace and a large casement window overlooking the garden. The sitting room provides a more intimate setting, with neutral tones, a fireplace with a wood burner, original Georgian cupboards and guineafowl feather-style wallpaper. A window overlooks the quiet lane to the front.

To the rear, the house has been reconfigured to create a large utility room with space for laundry appliances, leading through to the kitchen. The piece de resistance of the house, the kitchen is formed from the former waiting room and now arranged as a vaulted space with exposed brickwork, marble work surfaces and patterned Fired Earth floor tiles. There are windows to the front and French doors opening onto the garden, along with two rooflights bringing in additional natural light. Fitted with sea green tiles from Mandarin Stone, integrated Miele appliances and a feature brass oven hood from Roroshetta, the space is both practical and well-finished. The ceiling height extends to approximately 25 feet. A secondary rear door provides further access to the garden, and there is also a cloakroom with jungle patterned wallpaper and access to a cellar.

On the first floor, a staircase leads to a light and bright landing. The principal bedroom includes a well-appointed dressing room and an en suite shower room with a large walk-in shower with stunning monochrome patterned tiles.

There are three further bedrooms on this floor, all with sash windows, together with a family bathroom featuring an oriel window. A further bedroom is located on the second floor, set within the eaves, with exposed beams and vaulted ceilings.

Externally, the gardens have been landscaped and improved by the current owners. Arranged around a mature elderberry tree, the garden includes a series of terraces directly to the rear of the house, suitable for outdoor dining and entertaining, as well as established borders, hedging and a lawned area. A detached double garage is positioned to the rear, with planning permission granted for conversion to an annexe, and is screened by mature planting. There is also a driveway providing parking for several vehicles, along with an electric vehicle charging point.

VIEWINGS
By appointment through the Agents.









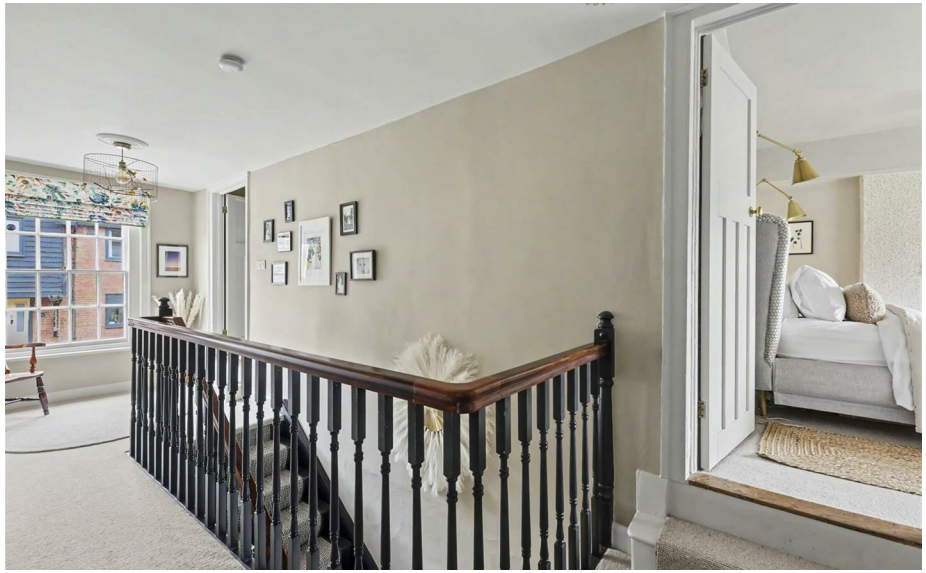


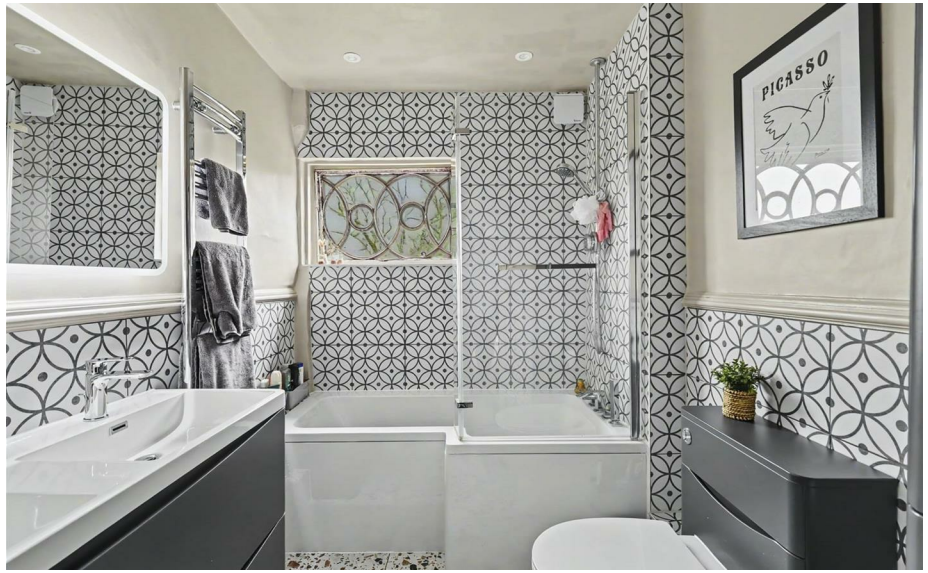


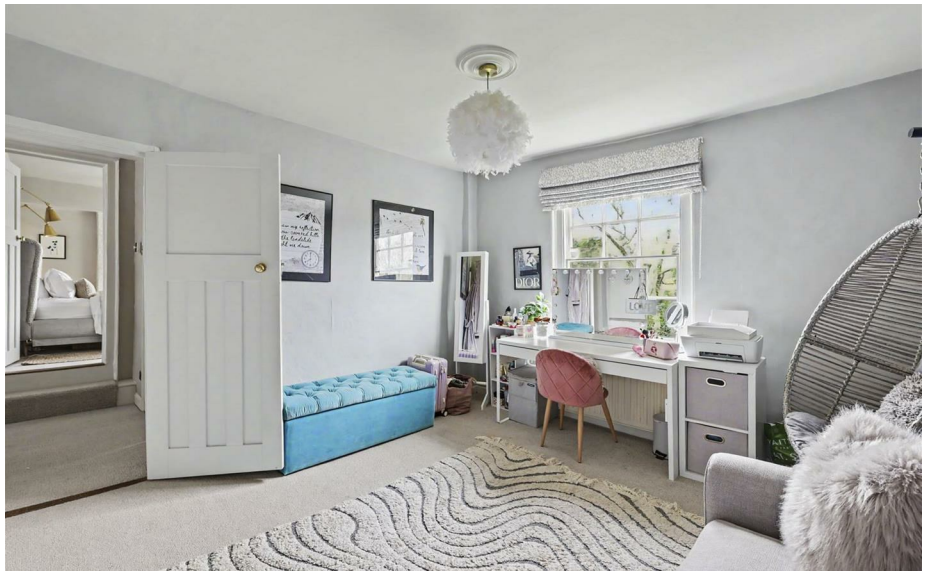


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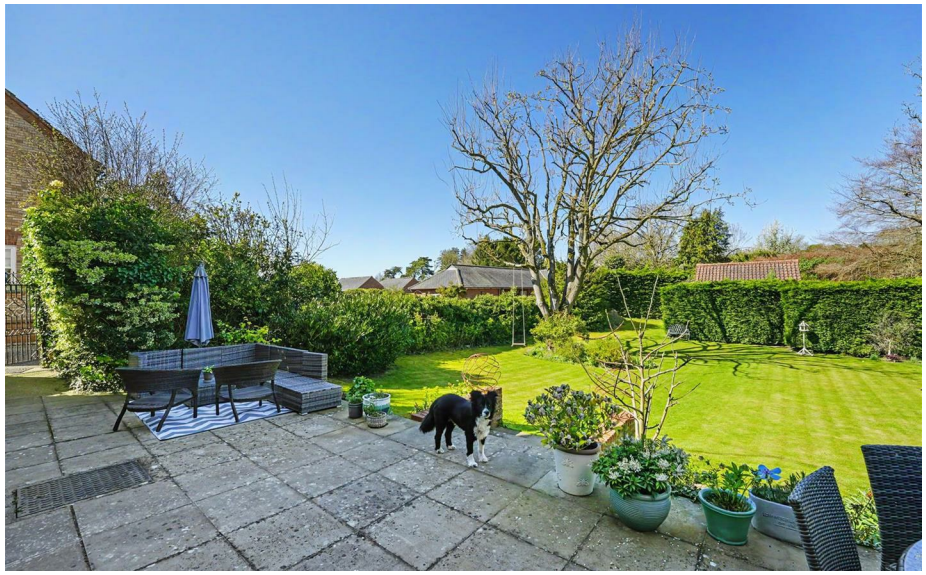

PICASSO















Offers In Excess Of £1,000,000
Tenure - Freehold
Council Tax Band - F
Local Authority - Uttlesford

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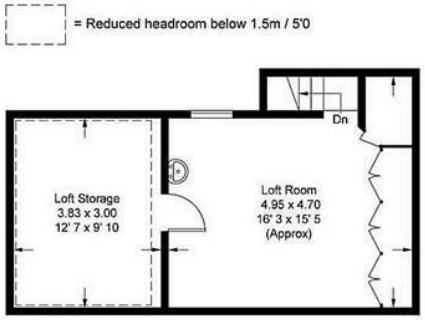


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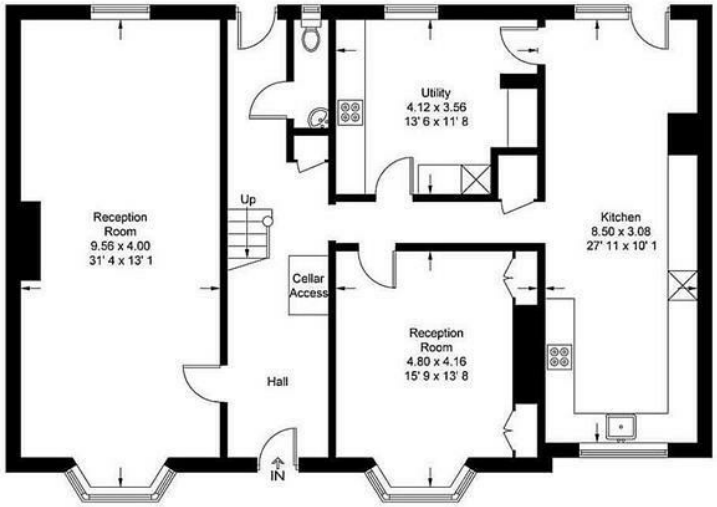
Approximate Gross Internal Area = 2869 sq ft / 266.6 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 111 sq ft / 10.3 sq m
Total = 2980 sq ft / 276.9 sq m



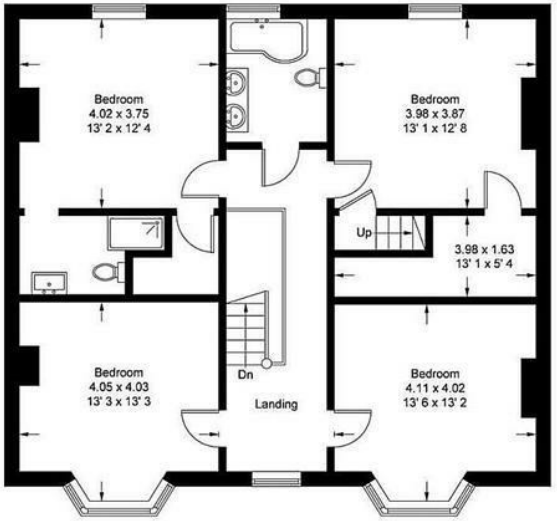
Basement
226 sq ft / 21 sq m



Second Floor
363 sq ft / 33.7 sq m
(Including Reduced Headroom)



Ground Floor
1331 sq ft / 123.7 sq m



First Floor
1060 sq ft / 98.5 sq m

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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