

LOT  
**12**

# Delamere, Cutlers Green, Cutlers Green Lane, Thaxted CM6 2PZ

**Guide Price £990,000\***

## **SPACIOUS DETACHED DWELLING WITH ADJACENT ANNEXE BENEFITING FROM PPTO BUILD A NEW 2180 SF HOUSE**



The dwelling is situated in a private cul-de-sac in the pretty hamlet of Cutlers Green, approximately one mile from the beautiful historic market town of Thaxted. The larger market town of Saffron Walden offers a more comprehensive range of amenities with additional facilities. Bishop's Stortford is just over ten miles away with access to Junction 8 of the M11. For commuting to London the mainline station is easily accessible at multiple points such as Audley End, Newport, Elsenham and Stansted, all approximately nine miles away with rail services to Liverpool Street and Cambridge. London Stansted Airport is also within easy reach. The property currently consists of a 3314 square foot luxury four bedroom family home with large detached double garage with first floor annexe and ground floor room. There is also planning to demolish the garage and replace with a 2180 sq ft 3/4 bedroom detached family dwelling under reference UTT/21/2914/FUL. Full details of the planning can be found within the legal pack. The site has outstanding views over open fields and is approximately 1460 sm (0.36 acres) in size and is sold with vacant possession.

### **ACCOMMODATION**

Main House - Entrance Hall, Sitting Room, Cinema Room, Kitchen/Diner, Study, Utility Room, Boot Room, First Floor Landing, Bedroom One Ensuite with Dressing Room, Bedroom Two, Bedroom Three, Bedroom Four. Annexe - Garage, Games Room to Ground Floor. Self Contained Flat above with Lounge, Bathroom, Kitchen, Bedroom.

### **TENURE**

Freehold

### **LOCAL AUTHORITY & TAX RATING**

Uttesford Council  
Council Tax Band G  
EPC Band D

### **VIEWING TIMES**

By appointment through the auctioneers.



**STARTING BID**

**FINAL BID**

**NOTES**

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN