



## FOLLY MILL LANE, THAXTED

OFFERS OVER – £950,000

- A RECENTLY RENOVATED 5 BEDROOM DETACHED FAMILY HOME
- FULLY FITTED CONTEMPORARY KITCHEN DINER WITH FEATURE CEILING LANTERN
- LARGE LIVING ROOM
- UTILITY ROOM & CLOAKROOM
- EN-SUITE TO PRINCIPAL BEDROOM
- AMPLE STORAGE THROUGHOUT
- LARGE SOUTH-FACING REAR GARDEN
- OFF STREET PARKING & GARAGE
- SELF-CONTAINED ANNEX WITH KITCHEN, LIVING AREA, BEDROOM & EN-SUITE
- RURAL VILLAGE LOCATION

We are delighted to offer this immaculately presented detached bungalow, located in the peaceful rural outskirts of Thaxted. The property offers versatile accommodation comprising of a contemporary kitchen diner with feature ceiling lantern and separate utility, cloakroom, large living room with sliding patio doors to rear garden, principal bedroom enjoying ample built-in storage and a 4-piece en-suite, a further 4 bedrooms and a family bathroom. Externally, the property enjoys an in-and-out driveway supplying ample off-street parking and a large garage. There is a beautiful south-facing rear garden supplying access to a self-contained annex. Viewing is highly advised.





With composite panel and obscure glazed front door with sidelights opening into:

### **Entrance Hall**

With windows to sides, inset ceiling downlighting, smoke alarm, wall mounted radiator, storage cupboards for coats and shoes and water softener, wood effect laminate flooring, hot water cylinder in loft and water softener, doors and stairs to rooms.

### **Kitchen Diner 18'7" x 18'6"**

Comprising an array of eye and base level cupboards and drawers and large central island unit, all with quartz worksurfaces, under sunk sink unit with instant hot water tap, worksurface integrated drainer, window above overlooking rear garden, feature ceiling lantern allowing ample natural light into the room, Neff appliances including dishwasher, two single ovens, microwave, coffee machine, induction hob and extractor fan, inset ceiling lighting with ceiling integrated speakers, array of power and Tv points, wood effect vinyl flooring, French doors to rear garden, further twin doors to living room and recess through to:

### **Utility 14'6" x 4'11"**

With base level storage cupboards with matching quartz worksurface and splashback, single bowl single drainer sink unit with mixer tap, recess power and plumbing for both washing machine and tumble dryer, inset ceiling lighting, power points, wood effect vinyl flooring, door to:

### **Cloakroom**

Comprising a close coupled WC, wall mounted wash hand basin with storage beneath, tiled splashback, inset ceiling lighting, window to side, wood effect vinyl flooring.

### **Living Room 20'2" x 19'5"**

With large, glazed sliding patio doors opening through to the large rear garden, further window to side, inset ceiling downlighting, wall mounted radiators, wood effect laminate flooring, TV and power points, feature stone fireplace with multi-fuel burner within.

### **Principal Bedroom Suite - 29'9" x 15'2"**

With an array of wardrobes and drawers supplying ample hanging and shelving clothes storage, windows to both front and rear aspects, inset ceiling lighting, TV and power points, fitted carpet, door to:

#### **En-suite**

Comprising a four piece suite of free-standing bath with tiled surround and contemporary mixer tap, fully tiled and glazed shower cubicle with integrated twin head shower, wall mounted vanity sink unit with mixer tap, storage beneath and light-up vanity mirror above, close coupled WC, wall mounted contemporary radiators, extractor fan, windows to rear, inset ceiling lighting, integrated ceiling speakers, wood effect vinyl flooring.

### **Bedroom 2 – 13'11" x 10'2"**

With window to side, inset ceiling downlighting, TV and power points, wall mounted radiator, fitted carpet, door to:

#### **Jack & Jill En-suite**

Comprising a fully tiled and glazed shower cubicle with integrated shower, close coupled WC, vanity mounted wash hand basin with mixer tap and light-up vanity mirror above, wall mounted radiator, inset ceiling downlighting, extractor fan, wood effect vinyl flooring, door through to:

### **Bedroom 3/Home Office – 10'4" x 9'4"**

With large window to front, built-in triple wardrobe, wall mounted radiator, inset ceiling downlighting, wood effect laminate flooring, array of power points.

### **Bedroom 4 – 11'7" x 10'4"**

With built-in wall-to-wall wardrobes, window to front, ceiling lighting, wall mounted radiator, fitted carpet, array of power points.

### **Family Room/Bedroom 5 – 11'3" x 10'4"**

With window to front, ceiling lighting, wall mounted radiator, wood effect vinyl, TV and power points.

### **Family Bathroom**

Comprising a three piece suite of panel enclosed bath with full-tiled surround and glazed shower screen, mixer tap and integrated shower, vanity mounted wash hand basin with mixer tap, storage beneath and light-up vanity mirror above, close coupled WC, inset ceiling downlighting, extractor fan, wood effect vinyl flooring, wall mounted radiator.

# OUTSIDE

## The Front

The front of the property is approached via an oxbow in-and-out block-paved driveway supplying off-street parking for numerous vehicles (4-6), brick walling and planting to front and sides, a raised brick flower bed with further planting, steps to front door and pathway to side, further access to:

## Garage 29'9" x 15'5"

With rolling up-and-over garage door, tandem length with power and lighting within, could comfortably store 2 vehicles, large door through to:

## Rear Garden

A very large south-facing rear garden (approximately 160ft in length) enjoying a paved entertaining patio with a variety of areas for eating, seating and sunbathing with outside lighting, power and water points, further rainwater integrated harvester. There is a step up to the large lawn that is retained on both sides via mature shrub and herbaceous planting, hedging and trees (notably a Laburnum tree and a wisteria pergola towards the rear of the property). There is also a garden shed and greenhouse with an additional patio area, all retained via fencing and hedging. From the patio there is access to:

## Self-Contained Annex 17'9" x 16'8"

With French doors and windows to entertaining patio and garden beyond, further window to front, split into 3 sections of living room, bedroom and kitchen. The kitchen comprises an array of low level cupboards and drawers with complimentary wood effect square edge worksurface, single bowl single drainer sink unit with mixer tap, Neff induction hob with Neff oven beneath and stainless steel extractor fan above, integrated fridge freezer, recess power and plumbing for washing machine, integrated dishwasher, inset ceiling downlighting and ceiling integrated speakers, array of TV and power points, wood effect vinyl flooring, electric wall mounted radiators, storage cupboard, hot water cylinder within loft, door to:

## En-suite

Comprising a fully tiled and glazed shower cubicle with integrated shower, vanity mounted wash hand basin with storage beneath, mixer tap and vanity mirror above, close coupled WC, wall mounted heated towel rail, window to front, inset ceiling downlighting, extractor fan, wood effect vinyl flooring. Outside lighting and water point can be found outside the annex. Hot and cold water supply for an outside dog shower.



# DETAILS

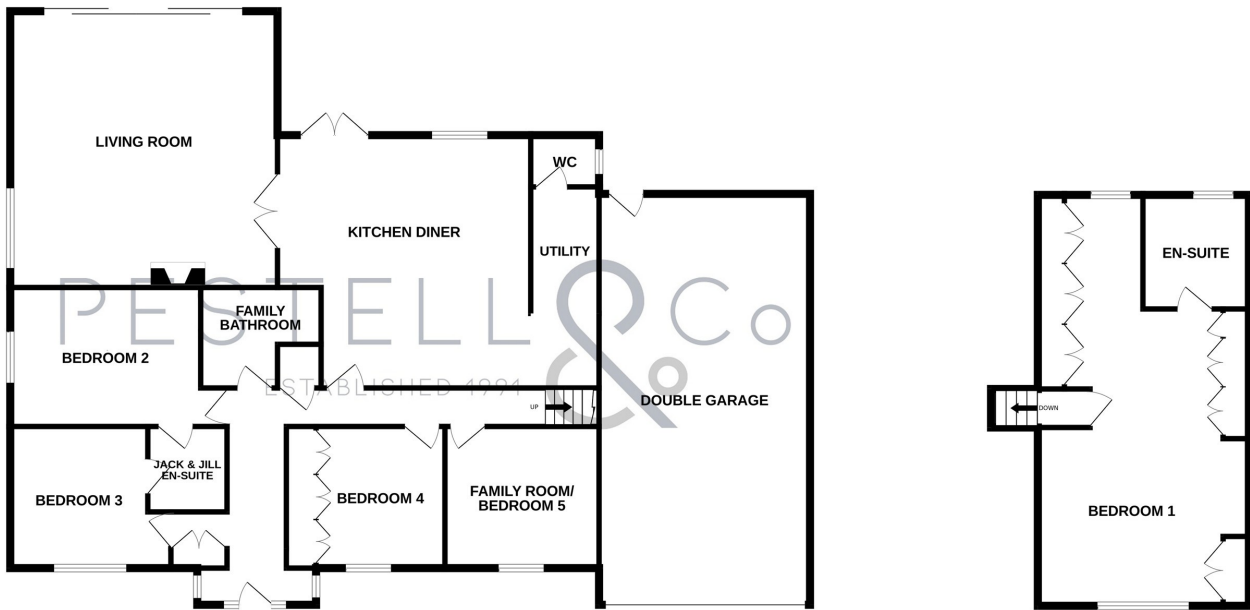
## EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

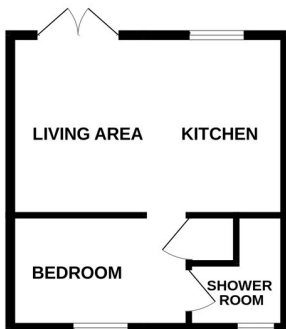
## FLOOR PLAN

GROUND FLOOR  
2014 sq.ft. (187.1 sq.m.) approx.

1ST FLOOR  
472 sq.ft. (43.8 sq.m.) approx.



ANNEX  
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA : 2789 sq.ft. (259.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# GENERAL REMARKS & STIPULATIONS

**Folly Mill Lane** is located within the outskirts of the magnificent Medieval town of Thaxted with all the day to day amenities of life available. Home to the distinguished Guildhall, Thaxted Church and the restored John Webb's Windmill, Thaxted has a wonderful history which dates back to before the Domesday Book. Set against a backdrop of exquisite architecture, Thaxted is considered to be the jewel in the crown of Essex. The town is unique in character with a flourishing community which remains today what it has been for the last ten centuries - a thriving town which moves with the times, but also embraces its heritage.

The market town of Great Dunmow is also close by offering schools, shopping, restaurants, public houses and many more recreational facilities. Further to this Great Dunmow also offers the A120 supplying further access to M11/M25 and of course London Stansted International Airport.

## DIRECTIONS



## FULL PROPERTY ADDRESS

Cloisters, Folly Mill Lane, Thaxted, Essex,  
CM6 2NP

## COUNCIL TAX BAND

Band F

## SERVICES

Gas fired central heating, mains drainage, water  
and electric

## LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron  
Walden, CB11 4ER

**AGENTS NOTE:** We believe that the information supplied in this brochure is accurate as of the date 29/04/2026. The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

# PESTELL & Co

ESTABLISHED 1991

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Are you a developer looking for an agent to market or value your site?