



GRANGE GREEN, TILTY

PRICE – £1,500 PCM

- 2 DOUBLE BEDROOM BARN CONVERSION
- AVAILABLE FROM 01/10/2026
- DEPOSIT OF £1,730
- LARGE OPEN PLAN KITCHEN, DINING AND LIVING ROOM
- LARGE PRINCIPAL BEDROOM
- FOUR PIECE FAMILY BATHROOM
- 2 PARKING SPACES
- WEST-FACING PRIVATE GARDEN
- LAWN AND RAISED DECKED AREA
- BEAUTIFUL FARMLAND VIEWS

We are pleased to offer this well-presented barn conversion with open plan rooms and vaulted living accommodation, two double bedrooms and a family bathroom. Externally this property enjoys parking, a west facing garden and countryside views.

AVAILABLE FROM 1ST OCTOBER 2026





Open Plan Living, Kitchen & Dining:

Kitchen

The Kitchen is fully fitted and equipped with Electric Oven, Hob and Cooker Hood, Fridge, Freezer, Dishwasher and Washing Machine.

Living & Dining Area

The large lounge has oak flooring, vaulted ceiling and French Doors out to the West Facing Garden.

Principal Bedroom

With windows to front and rear aspects.

Bedroom 2

With window to front.

Large Luxury Wet Room

With shower, bath, close coupled W.C., wash hand basin, Heated towel rail.

OUTSIDE

Externals

Externally, the property enjoys a west-facing rear garden which is laid primarily to lawn with a raised decked area, all retained via post and rail fencing with beautiful countryside views beyond. There are 2 parking spaces available also.



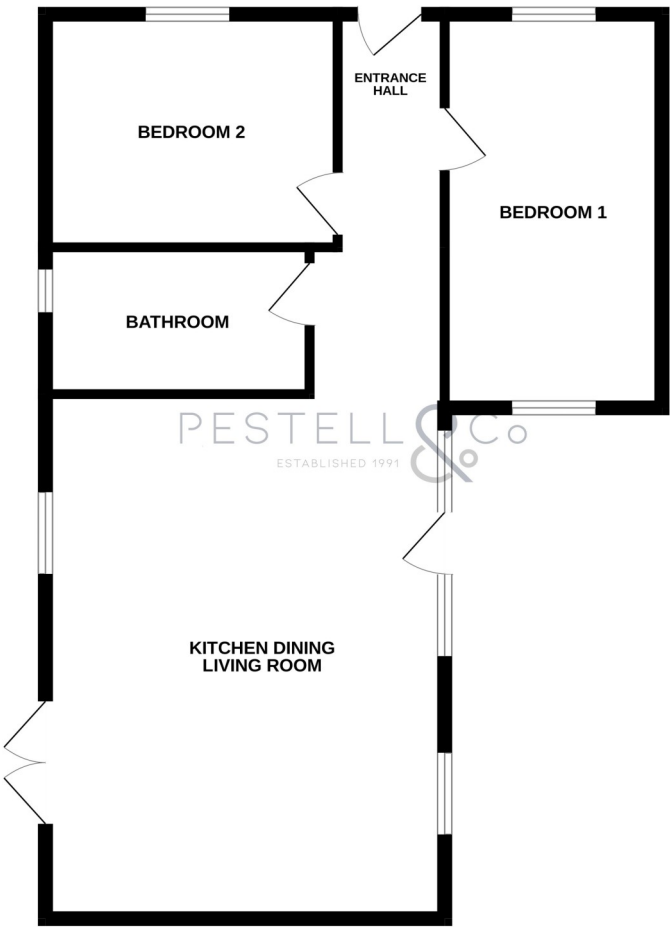
DETAILS

EPC

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

FLOOR PLAN

GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.

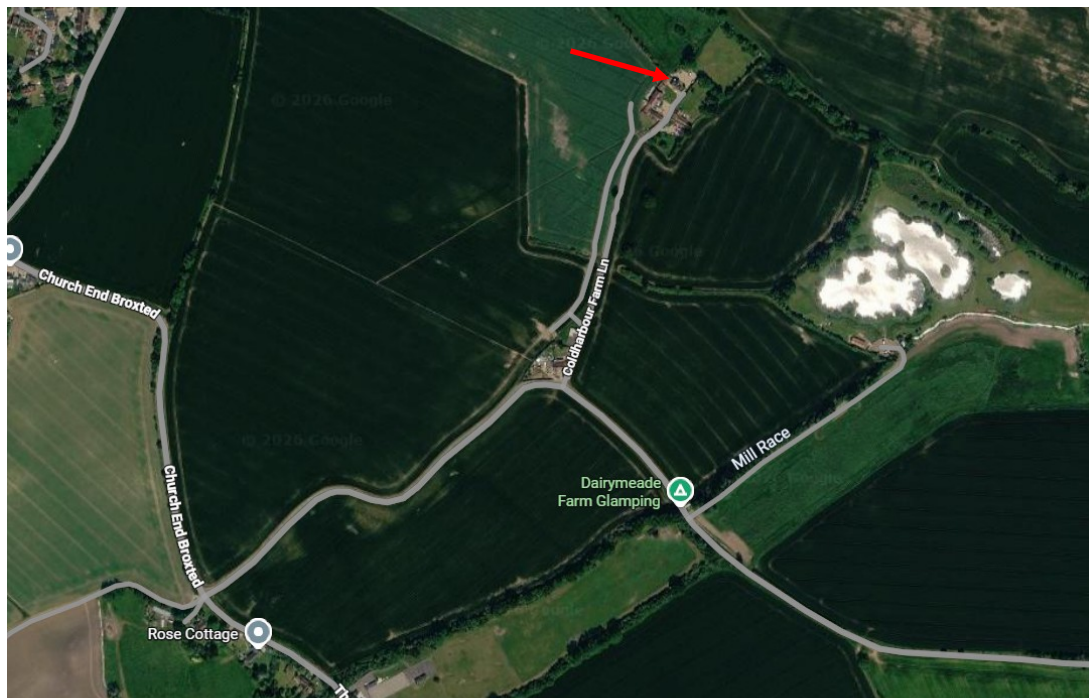


TOTAL FLOOR AREA : 705 sq.ft. (65.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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

The Stables, Grange Green is ideally situated for exploring East Anglia, with quick and easy access to the M11 motorway and the A120/A12. It is located between the villages of Dutton Hill and Broxted, is only five miles from the ancient Flitch town of Great Dunmow, and a similar distance to the medieval village of Thaxted. Saffron Walden market town is a short drive away, as are the picturesque villages of Finchingfield, Felsted, the Bardfields, the Eastons and Stebbing. London is a forty minute train ride away. The University City of Cambridge is within easy reach, also by train or car. Whitehall Country House Hotel is just over a mile away. There are several local pubs providing good lunches and evening meals.

DIRECTIONS



FULL PROPERTY ADDRESS

The Stables, Grange Green, Tilty, CM6 2EH

COUNCIL TAX BAND

Band C

SERVICES

Oil fired central heating, mains electric, drainage and water

LOCAL AUTHORITY

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

AGENTS NOTE: We believe the information provided in this brochure is accurate as of the date 23/09/2026. 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

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Would you like a free home valuation?

Want to change agent and get your property sold?

Do you have a property that you would like to rent but uncertain how to go about it?

Interested in Land acquisition?

Do you have a commercial property to sell or let?

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