



Piggotts Cottage

Bardfield End Green - Thaxted - Dunmow

EH
EXQUISITE HOME



Step Inside

A Family Secret

Tucked away to the side of the village cricket ground, with wonderful views out across the surrounding countryside to the rear; this beautifully presented five-bedroom property has an enviable location. The rooms are well-proportioned, bright and sunny, and with a kitchen/breakfast and four reception rooms, two of which open out to a large conservatory, there is plenty of room both inside and out for a family to flourish.

Ideal Location

The property was built in 1973 and was originally just a two-up two-down but was later extended to almost triple the living accommodation, creating the spacious and free-flowing family home you see today. It is located down a driveway in a very secluded and private setting that allows it to be wonderfully rural and yet walking distance from the centre of the pretty and traditional village of Thaxted where you can find a range of shops, a bakery, butchers and surgery as well as a choice of country pubs. "It is the perfect location as the children have been able to enjoy the freedom of living in such a safe and friendly community, walking to school and meeting up with friends at weekends." To the front there is lawned area and to the side a triple garage has space upstairs that could easily be used for a studio or even converted to self-contained annexe if required.

A Room for all Seasons

The central front door leads into a large reception hall

off which the main reception rooms radiate. To the right is the study, which has a bay window looking out across the front and is ideally placed if you work from home and need to shut yourself away whilst straight ahead double doors open into the dining room. This is a wonderful space for entertaining as it has room to easily seat fourteen and to the other end another set of doors open to the conservatory so guests can spill out from here into the garden. "This room really comes into its own when we have big family celebrations such as Christmas as we keep the table laid and are able to just drift from one family meal to the next." Along one wall a large glass-fronted cabinet is an attractive feature and at either end of this doors lead through to the sitting room which is another light and well-proportioned living space. This has a double window to the side and also double doors to the conservatory, so again is extremely well-suited to entertaining. The chestnut flooring adds a real richness to the light in here and a central wood-burner creates a cosy atmosphere when the weather turns colder:

A Warm Welcome

All of these rooms are part of the later extension and the layout has been well-thought through as there is an easy flow to the rooms. The conservatory to the rear unites this living space whilst also providing another large reception room. "The conservatory allows us so much flexibility in terms of how we use the rooms as it is large enough to have a summer dining area as well as sofas for relaxing with a good

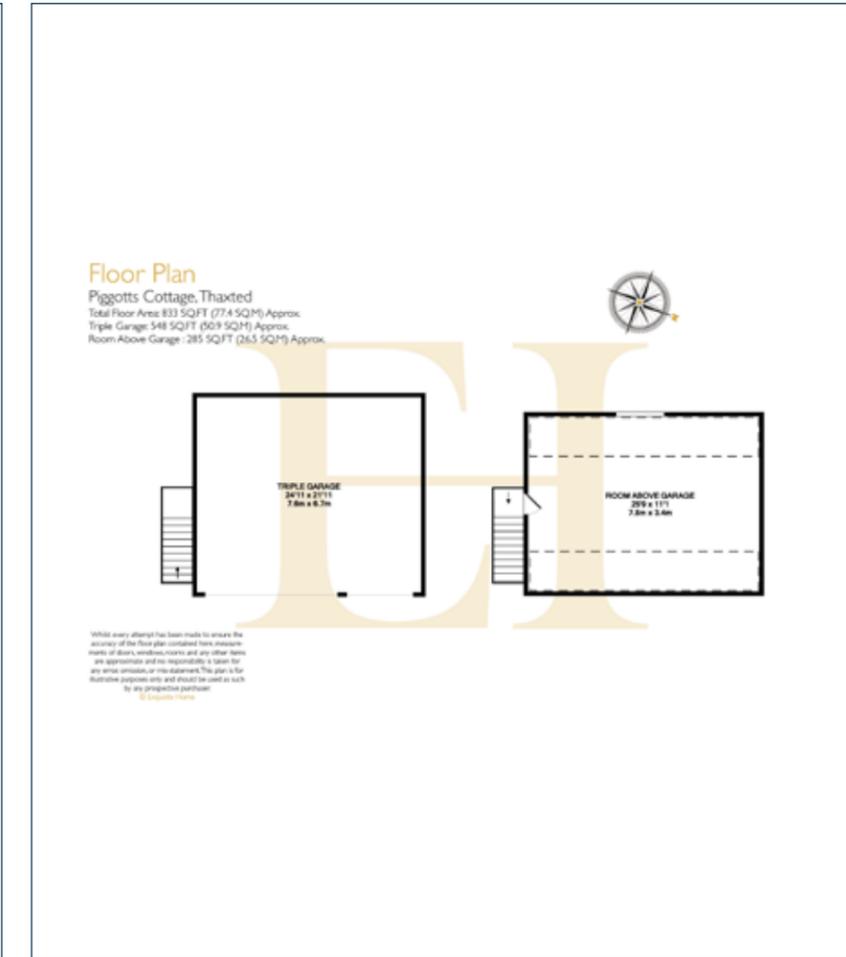
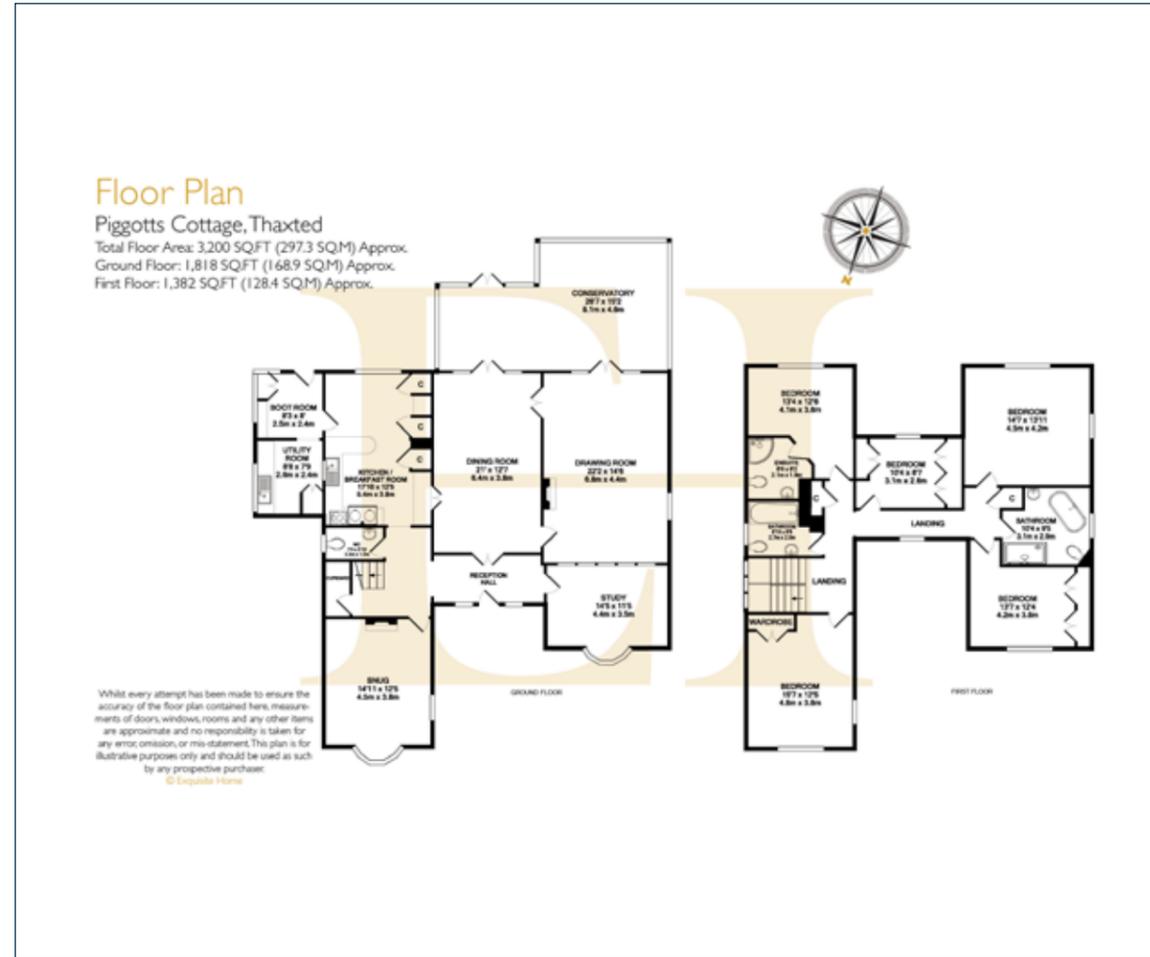




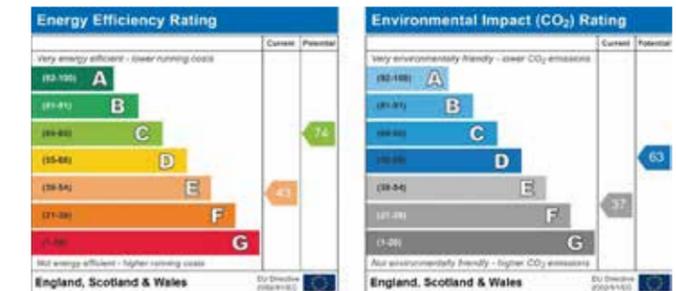
book or chatting to friends over coffee." Being south-facing, it is gorgeously warm but by the afternoon the shade of the mature trees that line of side of the garden means it never gets too hot. In the original part of the property the hall leads round to a cosy snug at the front that has another wood-burner set within a red brick hearth. "Now the family has left home we use this room all the time and in the winter keep the wood-burner lit all day so it is always so warm and cosy." From here you go through to the kitchen/breakfast room where a welsh slate floor complements the wooden cabinets and Iroko and marble worktops, and behind the Aga there is a wall of striking black and white decorative tiles. The kitchen also has an induction hob, an electric oven and a range of integrated appliances, and in the breakfast area a table and chairs allow you to gather for day-to-day family meals. "It is a lovely sociable kitchen for cooking as you have lots of work space and the Aga is fabulous. I am a total covert and my next home will definitely have to have one!" Off the kitchen there is a separate utility room and a boot room with a door to the garden; perfect for when you come in from the garden and need somewhere to throw your muddy boots.

A Rural Idyll

Upstairs, there are five bedrooms and three bathrooms that were re-fitted by the current owners with Villeroy and Boch suites and underfloor heating. In the newer part of the house, there are two large doubles that share a family bathroom to the centre and a smaller bedroom with two rows of fitted wardrobes that the current owner uses as a dressing room, but would be ideally suited as a nursery. To the other end there are two more doubles, one of which has an ensuite bathroom, and another large family bathroom which allows for great flexibility in terms of how you configure the accommodation, and all are decorated in pale blues and fresh whites to help emphasise the feeling of light and space. The main garden to the rear stretches away from the patio to afford far-reaching views of the fields beyond and you can enjoy a mix of mature trees that includes a huge walnut, a mulberry and hazel. A central pergola is draped in wisteria, honeysuckle, jasmine and roses, which fill the garden with a heady mix of fragrances in the evening and well stocked borders provide year-round colour. "This has been a tremendous family home and we will be very sad to leave."



Agents Notes: All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Registered in England and Wales. Company Reg. No. 07008580 Registered Office: Essex Country Properties Ltd, 15B Regatta Quay, Key Street, Ipswich, Suffolk IP4 1FH





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