



The Borough, Thaxted, North Essex

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A fine Grade II\* listed five bedroom Tudor farmhouse set in beautifully maintained grounds

## Summary of accommodation

### Ground Floor

Reception hall | Drawing room | Sitting room | Dining room | Library/study  
Kitchen/breakfast room | Rear hall | Entrance hall | Boot room | Laundry  
WC

### Gardens and Grounds

Mature landscape gardens | Meadow | Triple garage

All in about 1.16 acres

### First Floor

Principal bedroom suite | Four further bedrooms | Family bathroom



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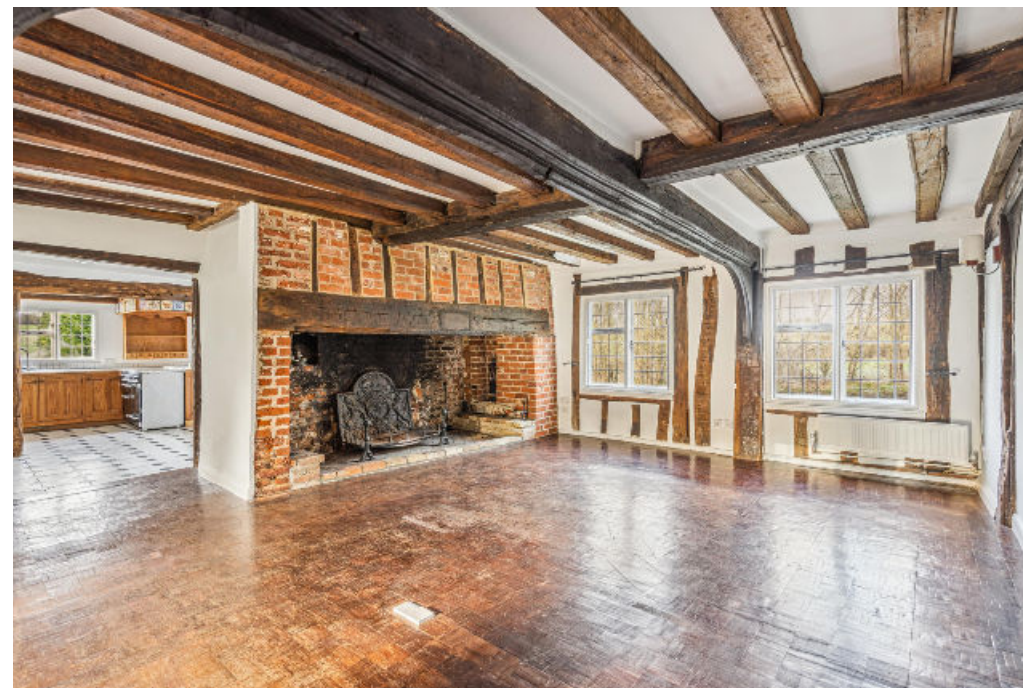
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## The Borough

Originating from the late 14th Century, The Borough is a beautifully presented Grade II\* listed Tudor timber-framed farmhouse characterised by plastered elevations beneath a plain tiled roof.

The airy and generously proportioned living spaces emanate from the central reception hall, spanning two stories, offering superb family living arrangements. The characterful primary reception areas feature robust timber beams, with the drawing and sitting rooms benefiting from expansive brick inglenook fireplaces. The large dining room and library/study render the house well-suited for entertaining and family life. At the heart of the house is a spacious and well-fitted kitchen/breakfast room that seamlessly connects to the main living areas.

On the first floor, the bedrooms capture the essence of the reception rooms, offering an elegantly appointed principal bedroom suite with an additional four bedrooms and a family bathroom. The orientation and placement of the house allows fine views from many of the rooms.





## Situation

Situated just south of the charming market town of Thaxted, The Borough enjoys a rural ambiance while conveniently located. Thaxted is a lively market town in North Essex amid expansive countryside between Saffron Walden and Great Dunmow. The town showcases a delightful blend of historic houses and structures, including St John the Baptist Church and a windmill. Local amenities include a post office, medical centre, public houses, restaurants, a service station, a recreation ground, and a weekly market. The property's location provides easy access to Stansted Airport and the M11, while a regular rail service to London Liverpool Street from Newport, approximately 8 miles to the west, adds to its accessibility.





Delightful, well-proportioned rooms throughout

## Gardens and Grounds

The Borough is accessed via electric gates on to hard standing, offering ample parking for numerous vehicles and a triple garage with light and power. The property sits on well-tended grounds extending to around 1.16 acres, and despite its proximity to Thaxted, is surrounded by the beauty of rolling countryside. Extending from the terrace are tiered formal lawned gardens with mature shrub beds and entertaining areas shielded by various specimen trees. The grounds gently rise to less formal gardens and meadow.

## Property Information

Postcode: CM6 2PY

Services: Mains electricity and water. Oil fired central heating. Septic tank.

Local Authority: Uttlesford District Council

Council Tax Band: H

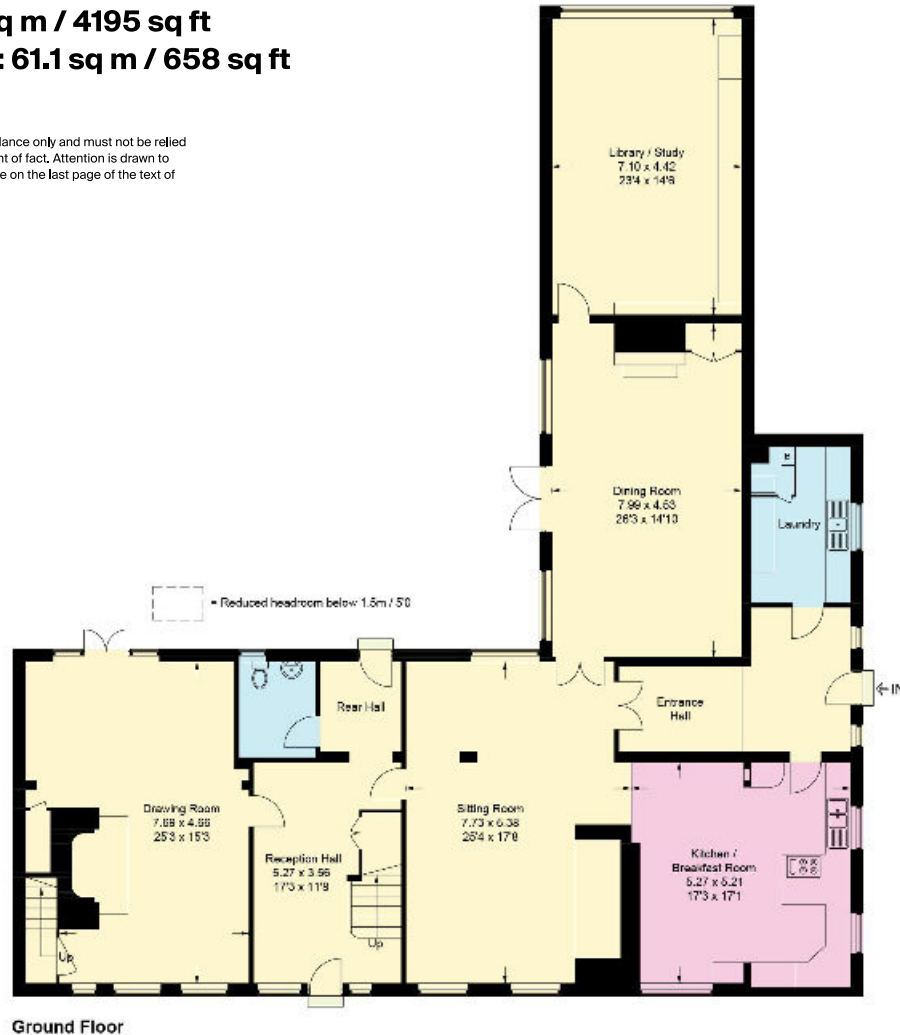
## Viewings

All viewings strictly by appointment with Knight Frank.

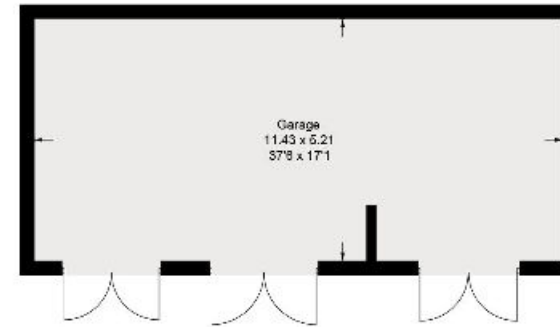


**Approximate Gross Internal Floor Area**  
**389.7 sq m / 4195 sq ft**  
**Garage: 61.1 sq m / 658 sq ft**

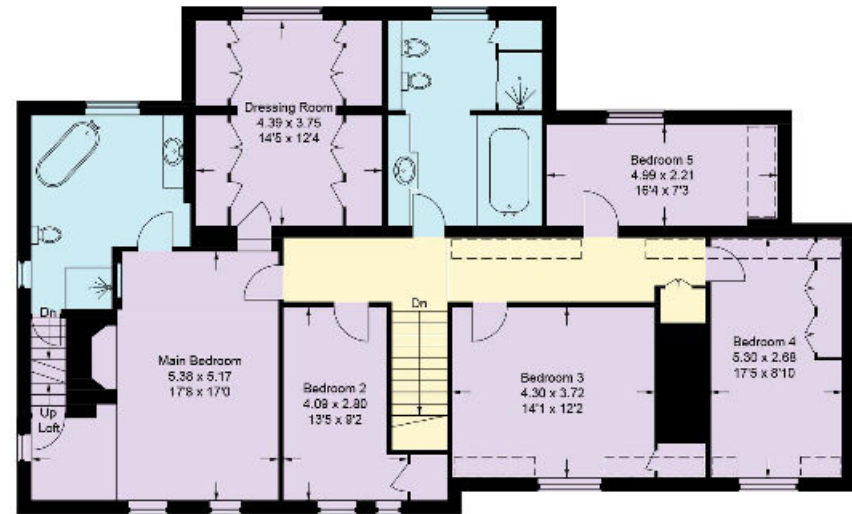
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



**Ground Floor**



(Not Shown In Actual Location / Orientation)



**First Floor**



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventor. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated January 2024. Photographs and videos dated January 2024.

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