



Slate Cottages | The Green | Matching Tye | CM17 0QS

Offers Over £475,000



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AN EXTREMELY UNIQUE TWO DOUBLE BEDROOM END TERRACE COTTAGE offering an abundance of character while boasting a high specification of renovations throughout. Slate Cottage is set within the heart of the highly sought after hamlet of Matching Tye. The ground floor comprises of an entrance porch with internal wooden door leading to the bright and airy lounge with large UPVC double glazed window to front allowing ample natural light and open plan living to the dining area. The modern fitted kitchen boasts a range of wall and base units, as well as integrated appliances with a barn door leading to the rear garden. Further benefits include a utility area and a luxury fitted, fully tiled wet room situated on the ground floor. The first floor offers two generously sized double bedrooms and a stunning bathroom suite offering freestanding bath, white toilet and sink. The highly impressive rear garden is un-overlooked with countryside views and benefits from patio providing plenty of seating/entertaining space, lawn, two large sheds (one of which is currently being used as a bar with superb views) and access to front/rear. Viewings highly advised.

- Two Double Bedrooms
- Immaculate Condition Throughout
- Council Tax Band: D
- End Terrace Cottage
- Impressive Unoverlooked Rear Garden
- EPC Rating: E

Front Picturesque hamlet with pedestrian walkway leading to the cottages.

Entrance Hall  
 2'09 x 4'09 (0.84m x 1.45m)  
 Private front door leading to entrance hall with Velux window, radiator to wall and internal pine door leading into the property.



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### Lounge/Diner

11'03 x 18'04 (3.43m x 5.59m)

A highly impressive lounge/diner with characterful beams offering ample living space with open plan living to the dining area. Real wood log burner with surround and exposed brickwork, UPVC double glazed window to front, radiator to wall and opening to kitchen and utility area.

### Kitchen

9'02 x 10'08 (2.79m x 3.25m)

Modern fitted kitchen with a range of wall and base units including integrated double oven, extractor fan and plumbing for dishwasher. Exposed beams to ceiling, UPVC double glazed window and barn-style door to garden. Radiator to wall and storage cupboard. Opening to utility area.

### Utility Area

2'04 x 5'03 (0.71m x 1.60m)

Very handy extra storage area with space for fridge freezer and large cupboard offering space and plumbing for washing machine/tumble dryer. Internal pine door to ground floor bathroom.

### Ground Floor Bathroom

4'05 x 5'02 (1.35m x 1.57m)

Luxury fitted fully tiled bathroom (wet room) offering overhead, rainfall shower, white toilet and sink. UPVC double glazed window to rear and radiator to wall.

### Landing

3'01 x 6'10 (0.94m x 2.08m)

Impressive landing with exposed beams, UPVC double glazed window to the side and internal pine doors leading to double bedrooms and family bathroom suite.

### Bedroom One

12'11 x 11'00 (3.94m x 3.35m)

Large double bedroom benefitting from floor to ceiling built in wardrobes, UPVC double glazed window to rear with views onto fields and radiator to wall.

### Bedroom Two

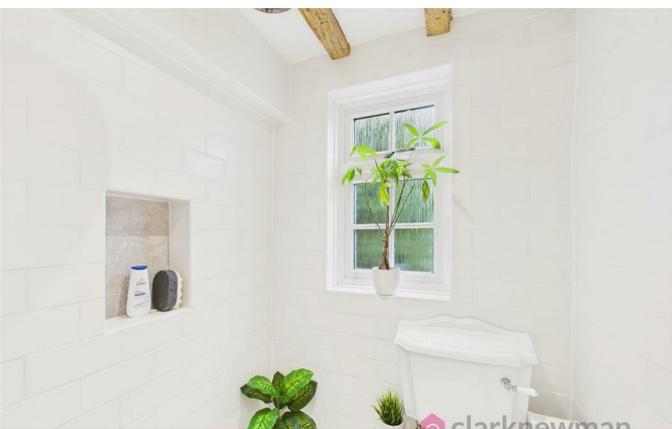
11'02 x 11'10 (3.40m x 3.61m)

Generously sized double bedrooms with exposed brickwork, UPVC double glazed window to front and radiator to wall.



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## Bathroom

8'02 x 7'03 (2.49m x 2.21m)

A stunning family bathroom suite with exposed beams, freestanding bath with shower head, white toilet and sink. Radiator to wall.

## Garden

Private rear garden with lawn offering un-overlooked views onto surrounding fields, patio to side with ample seating/entertaining space. Large summer house (currently being used as a bar), a further shed used for storage and access to the rear/front via separate gates.

## Summer House (Bar)

8'05 x 13'03 (2.57m x 4.04m)

Currently used as a bar but could make an ideal "work from home" space. Exposed beams and double doors providing direct views over fields.

## Further Info

The vendors have carried out a whole host of renovations throughout the property. All of which have been carried out to an extremely high standard. Internal viewing is highly recommended to appreciate the level of work carried out.

The property is oil heating.

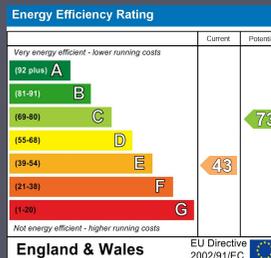
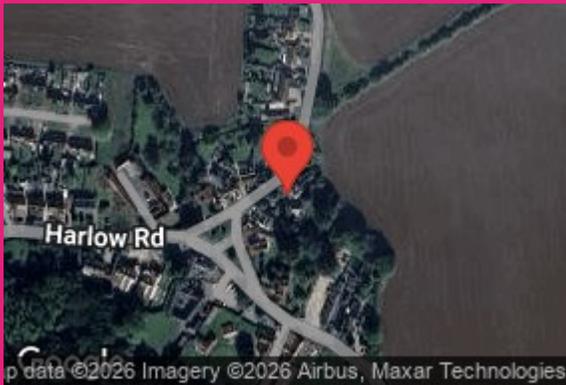
## Local Area

Matching Tye is quintessential rural England with scattered cottages, farms, and open countryside. It's ideal for those wanting privacy and scenic rural surroundings. The hamlet is surrounded by farmland and woodland, popular for walking, riding, and outdoor pursuits.

## HMRC AML

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 plus VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.





Equity House  
4-6 Market Street  
Harlow  
Essex  
CM17 0AH  
01279 400444  
hello@clarknewman.co.uk