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Cameron Lodge, Bannister Green, Felsted

£900,000 Sold

Detached 5 bedroom family house in a secluded semi rural location offering 3,500 sq ft of accommodation and within walking distance of Felsted Primary school. NO ONWARD CHAIN EPC rating D

Quality from home to home

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Overview Summary

Detached 5 bedroom family house in a secluded semi rural location offering 3,500 sq ft of accommodation and within walking distance of Felsted Primary school. NO ONWARD CHAIN EPC rating D

Key features

- Immaculately Presented
- 3,500 sq ft Accommodation
- 4 Reception Rooms
- 5 Double Bedrooms
- 3 Bathrooms

- Semi rural quiet location
- Walk to Primary School
- Excellent commuter links
- Double Garage/Annexe & Spiral Cellar
- 1/3 acre gardens surrounded by open countryside

Local area

Cameron Lodge is located in a quiet road in Bannister Green surrounded by open countryside and within walking distance to Felsted Primary school and approximately 1 mile from the village centre where local amenities cater for all your daily needs and include shop with Post Office, various smaller independent shops, Doctors' surgery, coffee/delicatessen shop, restaurants, pub and Parish Church. Excellent schools include Felsted Public and Prep. A regular bus service runs to Gt Dunmow, Braintree and Chelmsford where there is a wider selection of shops and leisure facilities and the latter two towns have main line rail link to London Liverpool Street station. The A120 with its connection to M11 is a few minutes drive and Stansted airport is approximately 9 miles to the West.

Schools & Transport

- New Hall School, 6.93 Miles
- Whipper Snappers, 0.39 Miles
- Chelmsford County High Schools, 8.04 Miles
- Felsted Preparatory School, 1.06 Miles
- Chelmsford Railway Station, 8.46 Miles

- Felsted Primary School, 0.40 Miles
- Felsted School, 0.86 Miles
- King Edward VI Grammar School, 8.27 Miles
- Helena Romanes School , 4.73 Miles
- Stansted Airport, 8.63 Miles

Further Details

Tenure: Freehold

Local Authority: Uttlesford District Council. Tel: 01799 510510

Total Sq Ft: 3,500 (325 Sq M) approx

Felsted office: 01371 822122

AGENTS NOTES: These particulars have been prepared in all good faith to give a fair overall view of the property, but should NOT be relied upon as statements of fact. If any points are particularly relevant to your interest in the property please ask for further information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars shall be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. It should not be assumed that any of the contents, furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photographys. No assumptions should be made with regard to parts of the property that have not been photographed. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. It should not be assumed that the property has all the necessary planning permissions, building regulations or other consents, and where any reference is made to planning permissions or potential uses such information is given in good faith. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. The information in these particulars is given without responsibility on the part of Andersons or their Clients. The particulars do not form any part of an offer or a contract and neither Andersons nor its employees has any authority to make or give any representations or warranty whatsoever in relation to this property.





Cameron Lodge is situated in a secluded area in Bannister Green within walking distance of the primary school and has easy access into the village. The fabulous 3,500 sq ft of versatile accommodation with approximate room sizes briefly comprises a solid wood entrance door gives access to the entrance lobby.

ENTRANCE HALL

A bright and spacious hallway with solid oak flooring, solid oak doors leading off to the dining room, sitting room, study, breakfast room area and cloakroom, turning stairs rising to first floor landing, window to front elevation, ceiling light fitting, radiator, ample power points, security alarm control pad.

CLOAKROOM

White suite comprising low level WC, wall mounted wash hand basin with glass splash backs, window to front elevation, heated towel rail.

UTILITY ROOM

A useful room off the kitchen having working surfaces with cupboards under incorporating space and plumbing for washing machine and tumble dryer, window to rear elevation and stable door to the side, ceiling spotlights, ample power points, oil fired central heating boiler.

KITCHEN/BREAKFAST ROOM 30'8 x 14'8 (9.37m x 4.48m)

A lovely bespoke fitted kitchen with granite working surfaces incorporating inset one and a half bowl sink and drainer, 3 oven gas fired Aga with companion. Inset ceiling spotlights, radiator, airing cupboard housing the water cylinder, tiled flooring, window to rear elevation, part tiled walls, central island, stone flooring, double French doors and windows to the rear elevation giving access to the rear terrace and garden, doors to family room and entrance hall, ample power points.

FAMILY ROOM 26'7 x 17'0 (8.10m x 6.17m)

This stunning room is extremely bright and spacious room having double French doors and windows to the terrace area, further two windows to the far rear elevation and a further two to the side elevation,. Accessed from the breakfast area, this room features an open fireplace, under floor heating, ceiling spotlights, ample power points.

DINING ROOM 16'2 x 13'0 (4.93m x 3.97m)

Accessed from the entrance hall, large window to side elevation, wall light fittings, ample power points, radiator.

SITTING ROOM 21'1 x 14'0 (6.42m x 4.28m)

A fabulous sitting room having open fireplace with calor gas fire and brick hearth, windows to front and both side elevations, wall light fittings, radiators, ample power points.

STUDY 11'8 x 10'6 (3.35m x 3.05m)

Accessed from the entrance hall, this a very useful home office area, having windows to front and side elevations, ample power points, ceiling light fitting, radiator.

FIRST FLOOR LANDING

A spacious landing area having doors to all bedrooms and the family bathroom, a window to the front elevation, two large storage cupboards, ceiling spotlights, radiator, ample power points.





BEDROOM (1) 16'6 x 14'7 (5.00m x 4.45m)

A stunning master bedroom with dual aspect windows to the rear elevation affording stunning views of the garden and the open countryside beyond; built in eaves storage cupboards and further built in cupboard, ceiling spotlights, ample power points, door to the en suite.

EN SUITE SHOWER ROOM

A white suite comprising low level WC, pedestal wash hand basin, part tiled walls, fully tiled enclosed shower cubicle, extractor fan, ceiling light fitting, heated towel rail.

BEDROOM (2) 16'9 x 12'6 (5.10m x 3.80m)

A double bedroom with window to the side elevation having a lovely outlook over the countryside, radiator, built in double wardrobe and two further separate storage cupboards, ceiling light fitting, ample power points, door to the en suite.

EN SUITE SHOWER ROOM

A white suite comprising low level WC, pedestal wash hand basin, part tiled walls, fully tiled enclosed shower cubicle, window to side elevation, ceiling spotlights, radiator, extractor fan.

BEDROOM (3) 14'6 x 10'2 (4.41m x 3.10m)

A delightful double bedroom with large window overlooking the front garden and the drive, two built in double wardrobes, radiator, ceiling light fittings, ample power points.

BEDROOM (4) 12'6 x 11'2 (3.80m x 3.40m)

Further double bedroom also having fabulous garden and countryside views to the rear elevation, radiator, ceiling light fitting and ample power points.

BEDROOM (5) 10'10 x 8'10 (3.30m x 2.69m)

A bright and spacious double bedroom with dual aspect windows to both side and rear elevations again, giving a fabulous outlook, large built in storage cupboard, ceiling light fitting, radiator, ample power points.

FAMILY BATHROOM

White suite comprising low level WC, pedestal wash hand basin, panel enclosed bath with shower attachment and power shower over, half tiled walls, radiator, window to front elevation, extractor fan.

OUTSIDE

The property is approached via a private driveway. There is a gravelled turning area with block paved parking. The front garden has been attractively designed with a low level shrub bed and specimen trees. The main lawn wraps itself round the side of the property to the rear where, to the immediate rear of the house, is a lovely large patio seating area and attractive box hedging. The rear garden is lovely and mainly laid to lawn with beautifully maintained shrub beds and borders and high hedge boundaries and a variety of mature trees. There is a timber gazebo style summer house and the amazing views are to three sides of the property. It is an idyllic location for peace and seclusion and measures approximately 1/3 acre (sts).

DOUBLE GARAGE AND ANNEXE

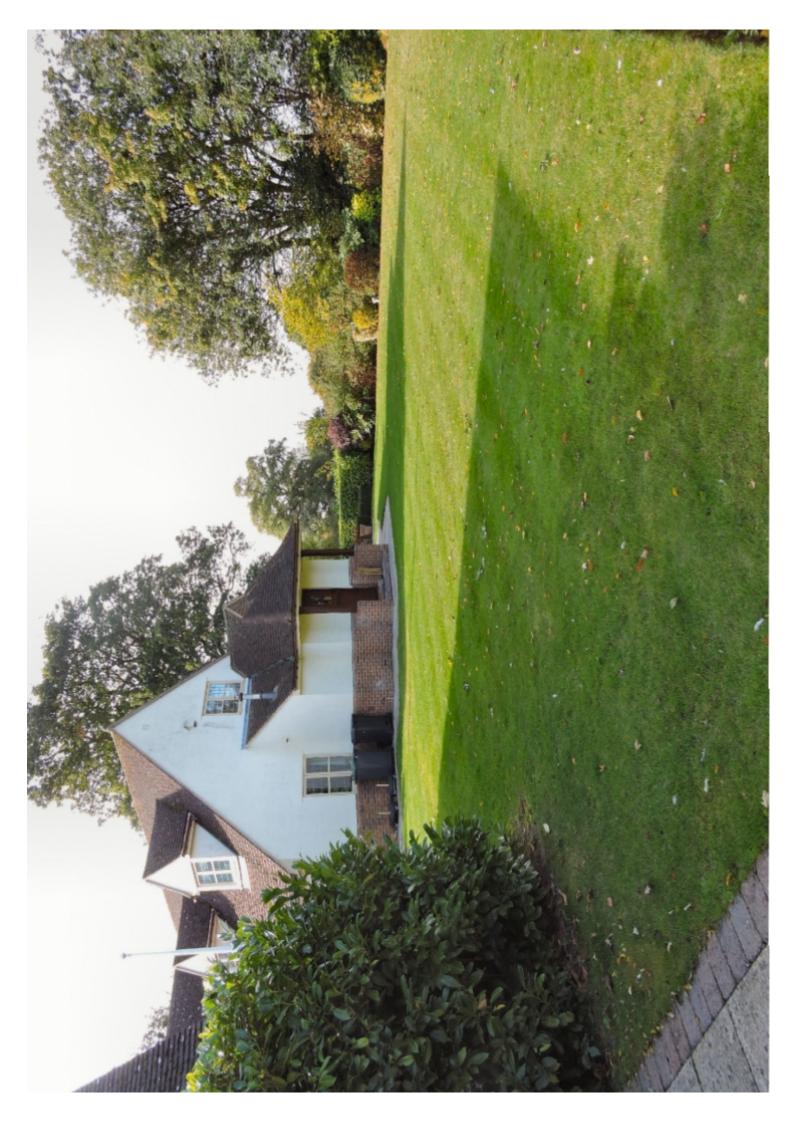
The detached double garage has power and light connected with a cloakroom inside comprising a low level WC, wall mounted wash hand basin and a window to rear elevation. A turning staircase leads to a first floor room, perfect for an office or for annexe facilities, there are three windows to the rear elevation overlooking the rear garden. The garage also houses a spiral cellar with lighting.

SERVICES

This property is connected to mains water, drainage, electricity, calor gas tank and Telecom telephones. The property benefits from oil central heating and built in speakers to family room, kitchen, dining room and master bedroom.











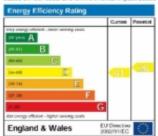
Energy Performance Certificate

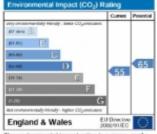
SAP

Dwelling type: Date of assessment: Date of certificate: Reference number: Type of assessment: Total floor area:

Deteched house 28 June 2011 29 June 2011 8404-4018-7829-4326-2693 ReSSAP, existing diveiling 306 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dicaide (CO₂) emissions.





The energy efficiency rating is a measure of the ovestall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of home's impact on the environment in terms of carbon double (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	182 kWh/m²per year	150 kWh/m²per year
Carbon dioxide emissions	12 townes per year	9.3 tonnes per year
Lighting	£148 per year	£99 per yeer
Heating	£1939 per year	£1626 per year
Hot weter	£195 per year	£152 per year

You could save up to £406 per year

The figures in the table above have been provided to enable prospective bayers and tonaris to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been colculated using standardison furning conditions (heating periods, room temperatures, cit.) that are the same for all home consequently they are unfilledly to match an occupier's actual fael bits and carbon emissions in practice. The figures on soluble the impacts of the faels used for cooking or anning appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fael prices can change over time and energy saving recommendations will enoise.



This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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