# andersons



### Chantry, Braintree Road, Felsted

£965,000 SOLD

A beautifully appointed 5 bedroom detached family house situated within easy walking distance of the schools and local amenities. EPC rating D

Quality from home to home

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## Chantry, Braintree Road, Felsted

#### **Overview Summary**

A beautifully appointed 5 bedroom detached family house situated within easy walking distance of the schools and local amenities. EPC rating D

#### Key features

- Large Kitchen/Breakfast Room
- 3 Reception Rooms
- 5 Double Bedrooms
- 2 En Suites and Family Bathroom

- Walk to Village Shop and Schools
- Detached Double Garage
- Off Road Parking
- Landscaped Gardens

#### Local area

Felsted is a most sought after North Essex village with thriving community and amenities that cater for your daily needs to include village shop & Post Office, various smaller independent shops, restaurants, pubs, coffee shop, excellent schools to include the Public co-ed senior school. Regular bus service to Dunmow, Chelmsford & Braintree where the latter towns offer main line rail link to London Liverpool Street station. The A120 for its connection to M11 and A12 is a few minutes drive and Stansted airport is approximately 9 miles to the west.

#### Schools & Transport

- New Hall School, 7.12 Miles
- Helena Romanes School, 4.07 Miles
- King Edward VI Grammar School, 8.23 Miles
- Chelmsford Railway Station, 8.44 Miles
- Felsted School, 0.19 Miles

- Felsted Primary School, 0.52 Miles
- Chelmsford County High Schools, 8.01 Miles
- Stansted Airport, 7.98 Miles
- Felsted Preparatory School, 0.26 Miles
- Bishop Stortford College, 12.53 Miles

## Further Details

Local Authority: Uttlesford District Council. Tel 01799 510510 Total Sq Ft: 2314 Sq ft (215 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 photograph/s. 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 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.





Chantry commands a very rare position in this much sought after North Essex village as it is within easy walking distance of all the Felsted schools. The property is immaculately presented and with approximate room sizes briefly comprises a solid wood entrance door with double glazed side panels giving access to the large entrance hall.

#### ENTRANCE HALL

A lovely light and spacious hall with turning oak staircase rising to the first floor and large under stairs storage cupboard, radiator, coving, doors to all rooms.

#### CLOAKROOM

A white suite comprising low level WC, pedestal wash hand basin, radiator, extractor fan, Karndean flooring.

Double opening timber and glazed door from the hallway leads into the sitting room.

#### SITTING ROOM 21'1 x 15'10 (6.43m x 4.83m)

This fabulous room has feature inset gas fire with ornate stone surround and stone hearth, double glazed window to front elevation, and two further double glazed windows to the side, double glazed French doors, with windows to either side, opening on to the rear terrace, two radiators, telephone and TV points, coving.

#### DINING ROOM 16'3 x 10' (4.97m x 3.06m)

A bright and spacious dining room with double glazed windows to the front elevation, radiator, coving, centre ceiling light fitting.

#### FAMILY ROOM 14'8 x 11'11 (4.47m x 3.64m)

Another light and bright reception room having dual aspect double glazed windows to the side and front elevations, radiator with ornate cover, TV point, coving, ample power points.

#### KITCHEN/BREAKFAST ROOM 16'10 x 15'10 (5.15m x 4.83m)

This beautifully handmade bespoke kitchen has Mistral worktops with double butler sink and mixer tap, complement of painted wood drawers and cupboards under, incorporating built in NEFF dishwasher and Liebherr fridge, inset 5-ring Britannia gas range style cooker with double oven and extractor hood over with a complement of matching cupboards surrounding, water softener, double glazed window to the side elevation, further double glazed French doors with glazed side panels leading out to the rear terrace, inset ceiling spot lights, ceiling light fitting, coving, radiator, TV point, solid oak flooring, door to utility room.

#### UTILITY ROOM 13'11 x 6'6 (4.26m x 1.99m)

A practical room having wooden working surfaces with butler sink, complement of matching cupboards to the kitchen, space for washing machine, tumble dryer, wine fridge and fridge/freezer, storage cupboard housing the gas fired central heating boiler, oak flooring continuing from the kitchen, ceiling track spotlights, double glazed window to the rear elevation and a further one to the side. Timber and glazed door leading out to the side gardens.

#### FIRST FLOOR LANDING

A spacious landing area with access to the loft storage space, large double glazed arched window affording lovely views over the rear garden, large built in shelved airing cupboard with hot water tank, power points and doors to all bedrooms and family bathroom.





#### MASTER BEDROOM 16'9 x 13'4 (5.12m x 4.06m)

This large bright and airy double bedroom has double glazed leaded light windows to the rear elevation enjoying views over the garden, radiator, coving, TV point, door to Dressing Room with double glazed window to the side elevation, coving, radiator.

#### EN SUITE SHOWER ROOM

White suite comprising enclosed shower cubicle with Hans Grohe shower, glass shower screen, contemporary pedestal wash hand basin with mixer tap, partly wood panelled walls, obscure double glazed window to the rear elevation, heated towel ladder, inset ceiling spot lights, Karndean flooring.

#### BEDROOM (2) 13'5 x 12' (4.10m x 3.68m)

This lovely double bedroom has double glazed window to the front elevation, radiator, coving, TV point, door through to

#### EN SUITE JACK AND JILL SHOWER ROOM

White suite comprising, low level WC, pedestal wash hand basin, radiator, Karndean flooring, double width glass enclosed shower cubicle with fitted shower and fully tiled, inset ceiling spotlights, extractor fan.

#### BEDROOM (3) 12'7 x 10'1 (3.85m x 3.09m)

A delightful bright and spacious double bedroom room with double glazed window to the front elevation, radiator, coving, TV point, door to a Jack & Jill en suite shower room that is shared with Bedroom (2).

#### BEDROOM (4) 13'7 x 12'7 (4.14m x 3.84m)

This light and airy double bedroom has double glazed bay window to front elevation, radiator, coving, TV point, built in wardrobe with shelf over.

#### BEDROOM (5) 11'1 x 8'4 (3.39m x 2.56m)

A charming double bedroom with double glazed window to the rear elevation enjoying views over the rear garden, coving, radiator, ample power points.

#### FAMILY BATHROOM

White suite comprising panel bath with Victoriana style taps and Aqualisa shower over, glass shower screen, part tiled walls, low level WC, pedestal wash hand basin with Victoriana style taps, obscure double glazed window to the rear elevation, radiator, coving, inset ceiling spot lights, Karndean flooring, extractor fan.

#### OUTSIDE

The gardens are a prominent feature of the property and are beautifully laid out and maintained. To the front of the property is a large gravel parking area providing ample parking for several cars retained by yew hedging, side access can also be gained via timber gate. The gardens to the side are mainly laid to lawn with established flower and shrub beds and borders, outside tap. These in turn, lead round to the rear garden commencing with large paved sun terrace leading to further lawns with established flower and shrub beds and borders, the whole being retained by high level red brick walling, outside light.

To the rear of the garden a shingle driveway leads to the DETACHED DOUBLE GARAGE with two electric up and over doors, power and light connected, double glazed window to the rear elevation, ample power points, timber and glazed personal door to side giving access to the rear garden. The rear garden measures approximately 65' wide by 50' deep.

#### SERVICES

The property benefits from gas central heating throughout and is connected to mains water, drainage, electricity and Telecom telephones.











The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£ 216
2 Low energy lighting for all fixed outlets	693	€ 252
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 387

To find out more about the recommended measures and other actions you could take today to save money, visit www.gox.uke.sergy-primiti-calculator or call 6200 122 1224 (standard national rate). The Greek Deal may enable ( make your home wome and classaer to can.

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