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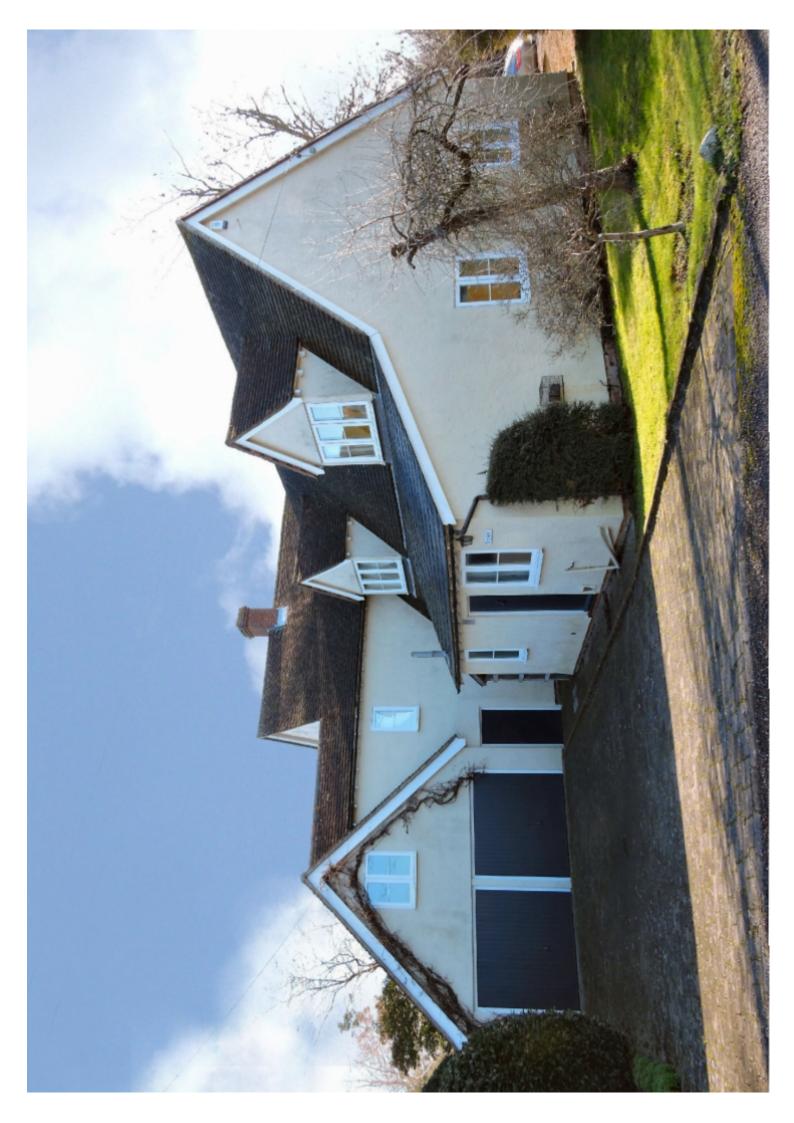
## Ropers, Cock Green, Felsted

£789,500 Guide Price

A beautifully presented very light and spacious 5 bedroom detached property within easy access of Felsted for its schools and amenities. EPC rating D

Quality from home to home

andersonsproperty.com



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£789,500 Guide Price

#### **Overview Summary**

A beautifully presented very light and spacious 5 bedroom detached property within easy access of Felsted for its schools and amenities. EPC rating D

#### Key features

- NO ONWARD CHAIN
- 3 Reception Rooms
- 4 Double Bedrooms and a Single
- 3 Bathrooms
- Farmland views

- VACANT POSSESSION
- Annexe Potential (subject to pp)
- Beautifully Landscaped Garden
- Double Garage and off road parking
- Close to Felsted for amenities and schools

#### Local area

Cock Green is a delightful hamlet just minutes from Felsted village and its Public school. Amenities at Felsted cater for your daily needs with the shop and Post Office, Doctors' Surgery, Parish church, coffee shop, pubs and restaurants and various clubs and groups catering for every age group. Regular public transport to nearby towns for wider shopping and leisure facilities and main line rail link to London. The A120 for its connection to M11 is a few minutes drive and Stansted airport is approx 8 miles to the West.

### Schools & Transport

- New Hall School, 6.39 Miles
- Helena Romanes School, 4.98 Miles
- Chelmsford County High Schools, 7.47 Miles
- Felsted Preparatory School, 1.11 Miles
- Chelmsford Railway Station, 7.90 Miles

- Whipper-Snappers, 0.91 Miles
- Felsted Primary School, 0.87 Miles
- King Edward VI Grammar School, 7.71 Miles
- Felsted School, 1.10 Miles
- Stansted Airport, 8.82 Miles

#### Further Details

Tenure: Freehold Local Authority: Uttlesford District Council. Tel 01799 510510 Total Sq Ft: 2631 (244.4 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.





The accommodation with approximate room sizes briefly comprises a solid wood entrance door leading to the entrance lobby.

#### ENTRANCE LOBBY

A useful area with ceiling light fitting, radiator, double glazed window to side elevation and internal glazed door leading to the main entrance hall.

#### HALL

A lovely bright and spacious hallway having doors to study, dining room, lounge, kitchen and cloakroom and in addition there is a set of UPVC double glazed patio doors leading out to block paved drive and garage area, ceiling light fittings, smoke detector, stairs to first floor with large cupboard under, two further large built in storage cupboards, power points, radiators, wooden flooring.

#### KITCHEN 21'5 x 9'7 (6.53m x 2.92m)

Fully fitted Shaker style kitchen with roll edge working surfaces incorporating a one and a half bowl Astrocast sink with drainer, inset 4-ring hob with extractor over and two large saucepan drawers under, inset waste bin, tiled splash back, range of cupboards and drawers under, integrated appliances include dishwasher, fridge and microwave A complement of matching wall mounted cupboards to include glass display shelves, ceiling light fittings, dual aspect double glazed windows to the side and front elevations, radiator, power points, TV aerial connection point, doors to utility room and family room.

#### UTILITY ROOM

A practical room, off the kitchen houses the Worcester oil central heating boiler, stainless steel sink unit with drainer and cupboard under, complement of matching wall mounted cupboards, plus broom cupboard, space for fridge/freezer, access to loft space, tiled flooring, water softener, heating control panel, power points, double glazed window to the side elevation, ceiling light fitting and a further door to the outside.

#### FAMILY ROOM/HOME OFFICE 15'0 x 9'10 (4.57m x 3.0m)

A very light versatile room having a range of built in units and shelving, double glazed window to the front elevation, radiator, power points, TV and computer connection points, ceiling light fitting.

#### CLOAKROOM

A white suite comprising built in vanity unit with inset wash hand basin, low level WC, tiled splash back, tiled flooring, obscure double glazed window to the side elevation, ceiling light fitting and radiator.

#### DINING ROOM 14'3 x 11'6 (4.34m x 3.51m)

Again so light, from having the dual aspect double glazed windows to the side and rear, overlooking the garden, ceiling light fitting, radiator, dado rail at waist height and power points.

#### LOUNGE 20'10 x 15'0 (6.35m x 4.57m)

A delightful lounge having a real period feel with exposed timbers, wall mounted light fittings, radiators, remote controlled Calor gas effect log burning stove with exposed brick fireplace, oak bressumer and brick hearth, power points, double glazed window and a set of double glazed patio doors giving access to the rear patio and garden, TV and BT points and a further window to the front elevation.

#### FIRST FLOOR LANDING

A turning staircase rising from the hallway to a very spacious landing area, ceiling light fittings, two double glazed windows to the side elevation, radiators, doors to all bedrooms and family bathroom, airing cupboard, smoke detector, power points.





#### MASTER BEDROOM 15'7 x 12'6 (4.75m x 3.81m)

A delightful light and airy master bedroom having dual aspect double glazed window to the front and a further one overlooking the garden, built in wardrobes, ceiling spotlights, radiator, power points, TV and BT points and door to en suite .

#### EN SUITE SHOWER ROOM

A white suite comprising fully tiled double width shower cubicle with glass sliding doors, pedestal wash hand basin with tiled splash back, low level WC, heated towel ladder, ceiling light fitting and tiled flooring.

#### BEDROOM (2) 15'0 x 12'0 (4.57m x 3.66m)

A feature curved step down into the bedroom, double glazed window to the side elevation, built in wardrobes, radiator, access to loft space, power points and door to en suite bathroom.

#### **EN SUITE BATHROOM**

A white suite comprising pedestal wash hand basin, low level WC, enclosed fully tiled shower cubicle, panel enclosed bath, part tiled walls, obscure double glazed window to the rear elevation, radiator, ceiling light fitting and shaver point.

#### BEDROOM (3) 17'5 x 12'4 (5.31m x 3.76m)

A lovely bright bedroom having dual aspect double glazed windows to the front and side elevations, built in wardrobes to one wall that incorporates a vanity unit with inset sink and tiled splash back, ceiling light fitting, power points and radiator.

#### BEDROOM (4) 12'2 x 10'6 (3.71m x 3.20m)

A further double bedroom with built in wardrobe and shelves, ceiling light fitting, double glazed window to the front elevation, radiator and power points.

#### BEDROOM (5) 11'6 x 8'6 (3.51m x 2.59)

This is a very large, bright single bedroom again, having dual aspect double glazed windows to the side and rear elevations, ceiling light fitting, power points and access to large loft storage space.

#### FAMILY BATHROOM

A white suite comprising low level WC, vanity unit with inset sink, tiled splash back, panel enclosed bath with mixer tap and separate shower attachment and glass screen, part tiled walls, obscure double glazed window to the rear elevation, heated towel ladder, large built in storage cupboard, tiled flooring, ceiling spotlights.

#### OUTSIDE

To the front of the property is a shingle driveway providing off road parking for several cars, a further block paved driveway to the side of the property has further off road parking and leads to the large double garage that has remote controlled electric up and over doors plus windows to the rear and side, power and light connected. The garage is very deep and has ample room to have a workshop, studio, or a room at the rear, there is also a personal door leading out to the garden.

To the immediate rear of the property is a terraced "sun trap" seating area and a further terraced area to catch the evening sun, the mature established garden is beautifully landscaped with an abundance of specimen trees and shrubs, a large vegetable garden, cedar green house with power and water connected, additional outside tap and the oil tank is neatly "hidden" beside the garage.

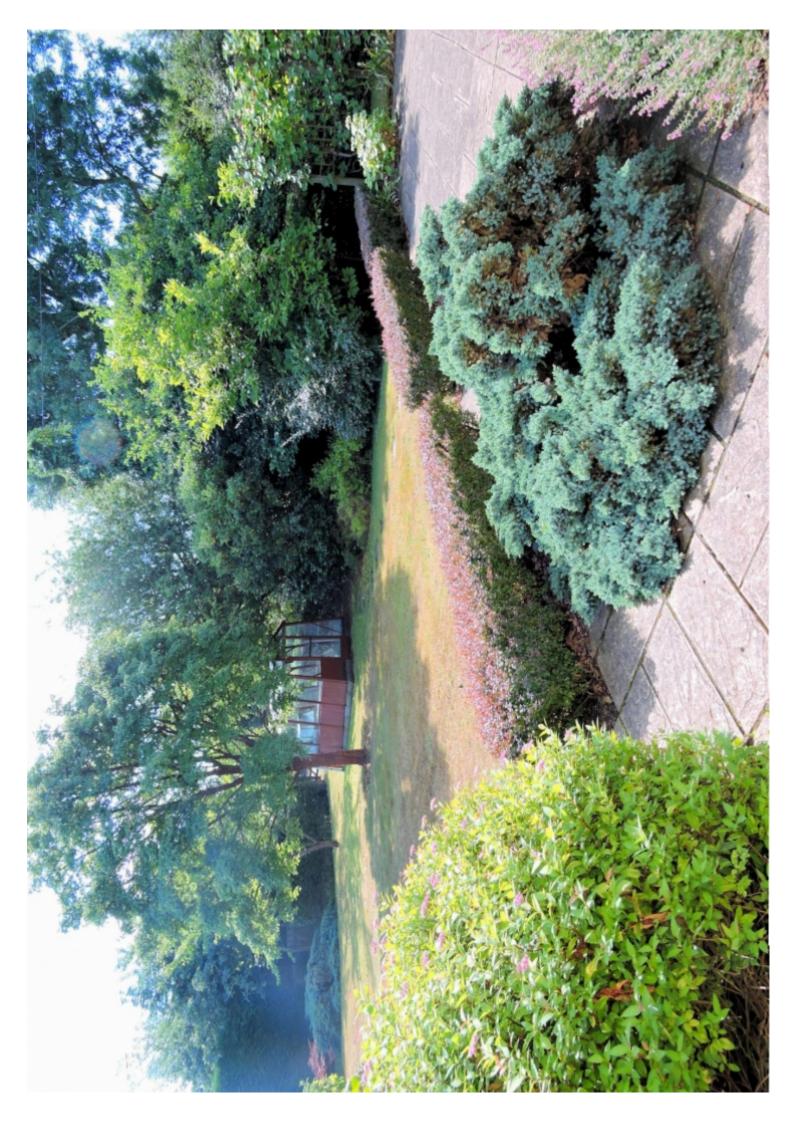
Agents Note: This is a lovely bright and spacious house with such versatile accommodation lending itself to be opened up to make a lovely large kitchen/family room. The house is very spacious with an amazing amount of storage cupboards and also has the potential to create an annexe over the garage or loft conversion (subject to the relevant planning permission). New carpet throughout upstairs. The garden is a delightful prominent feature of the property, a real sun trap and is fully enclosed and private.

#### **SERVICES**

The property is connected to mains water and electricity, it has a Bio-clere private drainage system (similar to a Klargester drainage system), oil fired central heating and the gas effect log burning stove runs on Calor gas.



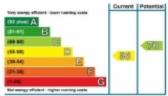






#### **Energy Performance Certificate**

#### Ropers, Cock Green, Feisted, DUNMOW, CM6 3NA Dwelling type: Detached house Date of assessment: 03 June 2017 Date of certificate: 05 June 2017 Reference number: Type of assessment: Total floor area: 8373-7128-5960-0277-8906 RdSAP; existing dwelling 240 m<sup>4</sup> Use this document to: Compare current ratings of properties to see which properties are more energy efficient Plad out how you can save energy and money by installing improvement measures Estimated energy costs of dwelling for 3 years: Over 3 years you could save £ 5,205 € 1,005 Estimated energy costs of this ho Potential future savings Current costs Potential costs Lighting £ 390 over 3 years £ 390 over 3 years £ 4,377 over 3 years £ 3,576 over 3 years Heating £ 438 over 3 years £ 234 over 3 years Hot Water save £ 1,005 over 3 years Totals £ 5,205 £ 4,200 These figures show how much the average household would spend in this property for heating. Ighting and hot water and is not based on energy used by individual households. This excludes energy use for running applane like TVs, computers and costers, and electricity generated by microgeneration. Energy Efficiency Rating The graph shows the current energy efficiency of your



The higher the rating the to be.	lower your fuel bills are likely

The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Walks is band D (vating 60).

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.

lecommended measures	Indicative cost	Typical savings over 3 years
Floor insulation (suspended floor)	£800 - £1,200	£ 225
Floor insulation (solid floor)	£4,000 - £8,000	£ 420
Replace boiler with new condensing boiler	£2.200 - £3.000	£ 228



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