andersons

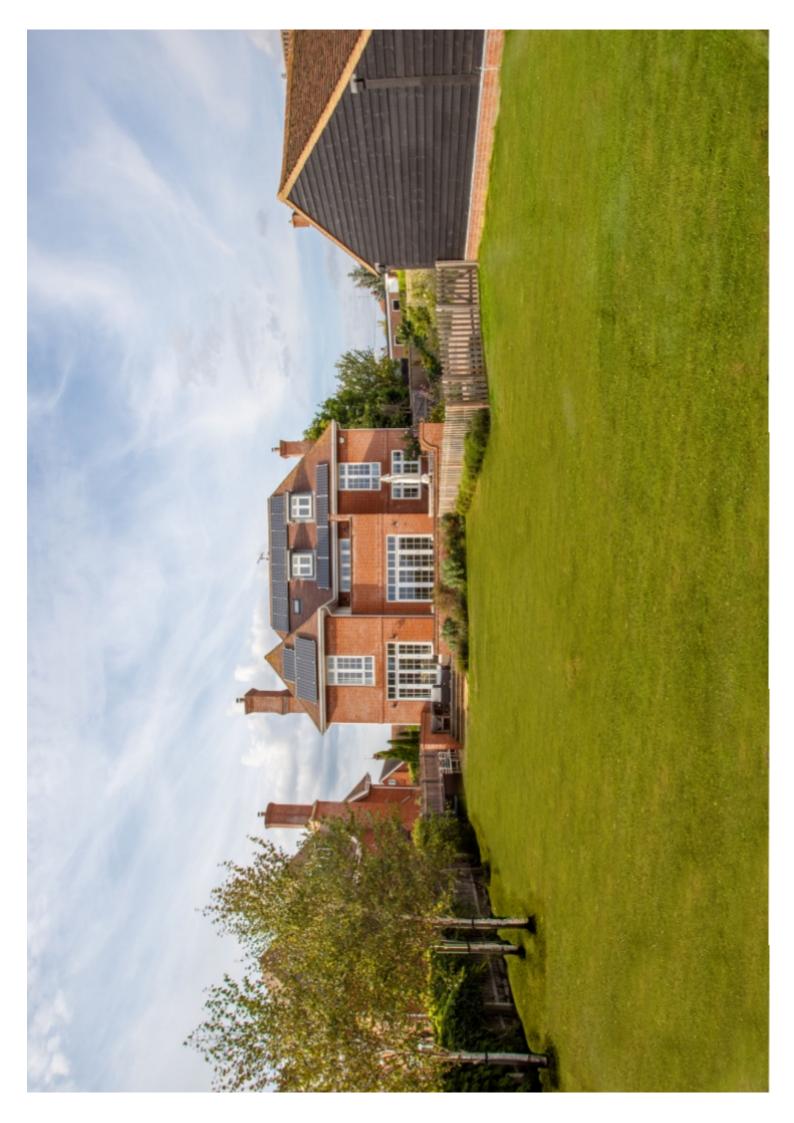


Lutyens House, Station Road, Felsted

£1,595,000 Guide Price

Modern red brick detached 5 bedroom family house with over 4 000 sq ft of accommodation and situated a short walk to the village centre. It occupies a large plot and is immaculately presented. EPC rating C

Quality from home to home andersonsproperty.com



Lutyens House, Station Road, Felsted

£1,595,000 Guide Price

Overview Summary

Modern red brick detached 5 bedroom family house with over 4 000 sq ft of accommodation and situated a short walk to the village centre. It occupies a large plot and is immaculately presented. EPC rating C

Key features

- NO ONWARD CHAIN
- Over 4000 sq ft Accommodation
- Johnson & Johnson Classic Kitchen Cabinets
- Henderson & Redfearn bespoke furniture
- 5 minute walk to Village Shop and Schools
- 4 Reception Rooms
- 5 Double Bedrooms
- 6 Bathrooms with Kohler & Grohe bathroom suites
- Large plot
- Excellent commuter links

Local area

Felsted is a thriving North Essex village most popular for its Public school and amenities that cater for your daily needs including a shop and Post Office, Tea rooms, pubs and restaurants, Doctors' surgery & pharmacy and a variety of clubs and activities which cater for all age groups. A regular bus service runs to Stansted Airport and nearby larger towns for a wider selection of shopping and leisure facilities and 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 8 miles to the West.

Schools & Transport

Further Details

- Felsted Preparatory School, 0.32 Miles
- Whipper-Snappers, 1.18 Miles
- Helena Romanes School, 3.62 Miles
- King Edward VI Grammar School, 8.21 Miles
- Chelmsford Railway Station, 8.44 Miles

- New Hall School, 7.29 Miles
- Felsted Primary School, 1.06 Miles
- Chelmsford County High Schools, 8.00 Miles
- Stansted Airport, 7.47 Miles
- Felsted School, 0.52 Miles

Tenure: Freehold Local Authority: Uttlesford District Council. Tel 01799 510510 Total Sq Ft: 4095 (381 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, furnisings/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 property benefits from bespoke craftsmanship including Johnson & Johnson Classic kitchen cupboards and doors, Henderson & Redfearn study and dressing room furniture, Kohler & Grohe bathroom suites, Karndean flooring, an integrated 4 zone entertainment system with the option of expanding to 8 zones, large rear first floor balcony, video and entry phone access system to a private driveway, gas central heating and inset ceiling spotlights throughout.

The covered entrance porch has inset ceiling spotlights and the double opening solid wood doors lead into a very impressive hallway.

HALLWAY 21'9 x 11'5 (6.62m x 3.47m)

The hall is bright and spacious with a fabulous turning staircase with oak newel posts to the first floor with large storage cupboard under, Karndean flooring, doors to the main reception room, family room, dining room, study, cloakroom and coat storage cupboard and entrance phone with security camera.

CLOAKROOM

A white suite with low level WC, pedestal wash hand basin, obscure glazed window to the side elevation, tiled splash back and ceramic tiled flooring.

STUDY 11'0 x 10'5 (3.36m x 3.17m)

A useful reception room/home office being extremely light from the full height window to the front elevation, Henderson & Redfearn built shelves, desk and cupboards to one wall, large shelved storage cupboard, power points and telephone connection points.

MAIN RECEPTION ROOM 25'0 x 14'6 (7.15m x 4.43m)

A superbly bright and spacious room with French doors and windows to the rear elevation, affording a fabulous view of the garden and the open countryside beyond, marble fireplace with cast iron log burner, brick hearth and wooden mantel over, double internal doors to the family room.

DINING ROOM 14'6 x 12'6 (4.43m x 3.80m)

Accessed via double opening doors from the entrance hall the dining room also has a marble fireplace with cast iron log burner, fabulous full height windows to the front elevation, built in oak shelved bookcases and open access to the kitchen/family room.

KITCHEN/FAMILY ROOM

The kitchen and family room is open plan and joins together to make a large L shaped living space.

The kitchen measures 15'2 x 12'4 (4.63m x 3.77m)

A well appointed kitchen that comprises a beautifully finished bespoke kitchen with granite worktops incorporating an inset stainless steel one and a half bowl sink with mixer tap and drainer cut into the granite, a range of country style cupboards and drawers under, 6-ring Rangemaster cooker with double oven and grill, extractor over, dual aspect windows to the side and rear affording plenty of light, space for American style fridge/freezer, integrated dishwasher, Humphrey Munson designed larder style cupboard.

The family room area is superb and measures 23'5 x 15'2 (7.15m x 4.63m)

Fabulously bright and very spacious with windows and French doors to the rear wall, overlooking the garden and the open countryside, with a further set of French doors to the side elevation and Travertine flooring.

UTILITY ROOM

A good sized, useful utility room having matching granite worktop incorporating inset butler sink with mixer tap, space for washing machine and tumble dryer, heating control panel and a door to the side elevation.

FIRST FLOOR LANDING

The staircase rising from the entrance hall has two half landings and turning to the first floor the landing is a lovely large and light open space with room for a quiet reading area, lovely large window to the front elevation, airing cupboard, doors to 4 bedrooms and the family bathroom.





MASTER BEDROOM 28'8 max x 26'11 max (8.74m max x 8.2m max)

A really bright and spacious L-shaped bedroom with dual aspect windows to the front and side elevations and two sets of French doors leading out to a large private balcony that measures $15'1 \times 10'5$ (4.60m x 3.18m). The master bedroom has two en suites and security entrance phone. A large dressing room area measuring $15'9 \times 12'3$ (4.80m x 3.74m) forms part of the master bedroom and has a range of bespoke Henderson & Redfearn built in wardrobes.

EN SUITE BATHROOM

A white suite comprising low level WC with hidden cistern, panel enclosed bath with mixer tap and shower attachment, large vanity unit with Jack and Jill sinks with drawers under, obscure glazed window to the side elevation, walk in double width shower with rainfall shower head.

EN SUITE SHOWER ROOM

A white suite comprising low level WC with hidden cistern, wall mounted wash hand basin, large double width shower cubicle with rainfall shower head.

BEDROOM (2) 14'7 x 12'4 (4.44m x 3.75m)

A delightful bedroom with large picture window to the rear elevation, overlooking the garden and countryside and a door to the en suite bathroom.

EN SUITE BATHROOM

A white suite comprising low level WC with hidden cistern, pedestal wash hand basin, panel enclosed bath with mixer tap and shower attachment and obscure glazed window to the side elevation.

BEDROOM (3) 14'6 x 11'11 (4.43m x 3.63m)

A double bedroom having fabulous double full height windows to the front elevation makes this a very light bedroom, with a door to the en suite shower room.

EN SUITE SHOWER ROOM

A white suite comprising a low level WC with hidden cistern, wall mounted wash hand basin and large walk in shower.

BEDROOM (4) 14'7 x 10'5 (4.44m x 3.18m)

Again, a double bedroom, benefiting from the full height windows to the front elevation, a further light and airy bedroom, with a door to the family bathroom.

FAMILY BATHROOM

A white suite comprising low level WC with hidden cistern, pedestal wash hand basin, free standing bath with mixer tap and shower attachment, obscure double glazed window to the side elevation, with access from Bedroom (4) and the landing.

SECOND FLOOR LANDING

From the first floor landing the stairs rise up with a further two half landings to the top floor. A bright and spacious area with a Dormer window to the front elevation, door to a large bathroom with a white suite comprising low level WC with hidden cistern, wall mounted wash hand basin, panel enclosed bath with mixer tap and shower attachment and a Velux roof light.

ATTIC ROOM 35'5 x 10'4 (10.79m x 3.14m)

This full height room is an amazing space and would make a superb annexe or teenager's bedroom. It is extremely large and bright with two Dormer windows to the rear elevation and two Velux roof lights.

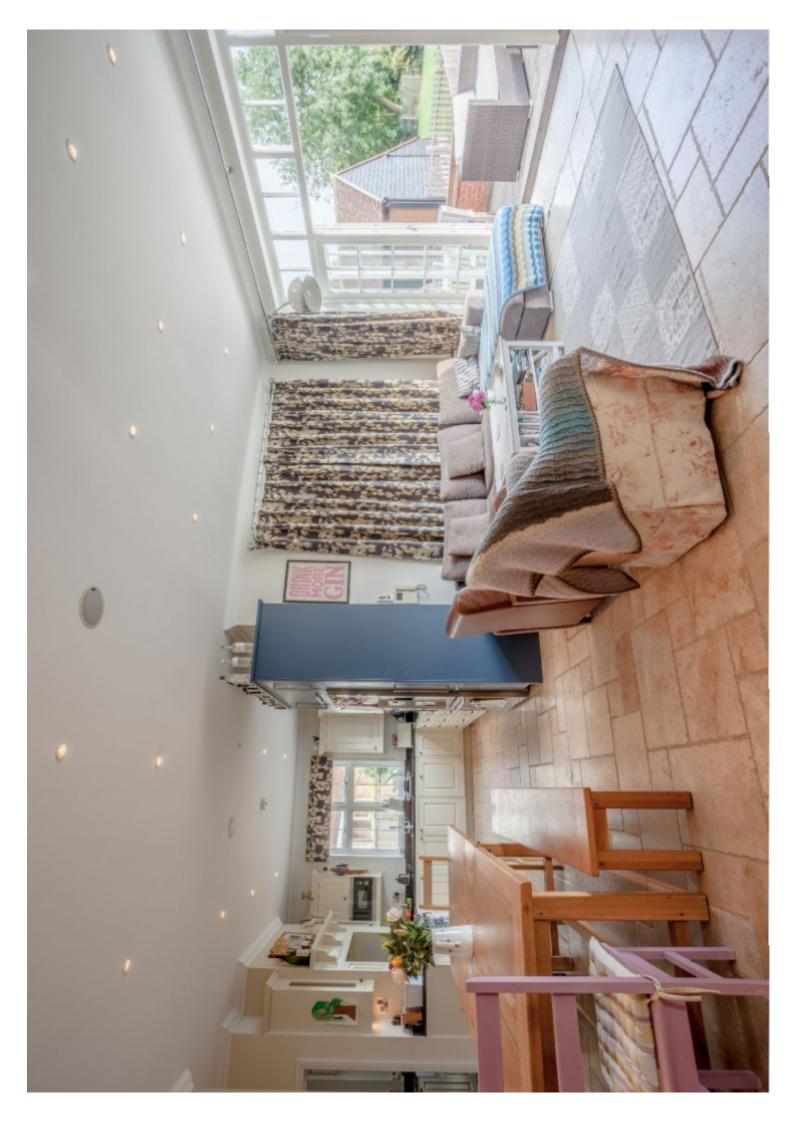
OUTSIDE

The property is approached from the road via a private driveway to two houses with a further pair of wrought iron gates to its own private driveway and parking area. There is access via the side of the property to the rear garden and a block paved parking area with large double garage having remote controlled up and over doors, power and light connected. To the immediate rear is a large walled South facing patio seating area with a large garden beyond that is mainly laid to lawn with attractive mature shrub beds and borders and a number of specimen trees. The boundaries are wrought iron railings to the front and to one side and timber panel fencing for the remainder of the boundaries. The open views are a prominent feature of the property and add to its character and modern day appeal by affording a quiet and tranquil setting.

Agents Note: The house is fitted with solar panels that not only help to reduce the electricity costs but also benefit from feed in tariff payments.











				57	ς Γ
Lutyens House		Owelling type:	Detached house		
Station Road		Date of assessment:	27 July 2009		
feisted		Date of certificate:	27 July 2009		
JUNIMOW		Reference number:	0868-2853-6931-0121-	5595	
3M6 3HB		Total floor area:	390 m*		
:N6 348 his home's performance is in fuel costs and environment Energy Efficiency Raf	ntal impact based on ca	Total floor area: ergy use per square met riben dioxide (CO.) emissi	re of floor area, energy et		



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

	Current	Potential
Energy use	106 kWh/m ^a per year	99 kWh/m² per year
Carbon cicxide emissions	6.8 tonnes per year	5.4 tonnes per year
Lighting	£310 per year	£177 per year
Heating	£556 per year	£677 per year
Hot water	£165 per year	£165 per year

Each per year £165 per year Based on standardised assumptions about occupancy, heading patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heading and her watter to this home. The fuel costs only take it is account the cost of fuel and not any associated service, maintenance or safety inspection. This conflicate has been provided for comparative purposes only and emails may not home to main the distribution. This accommendations will evolve.

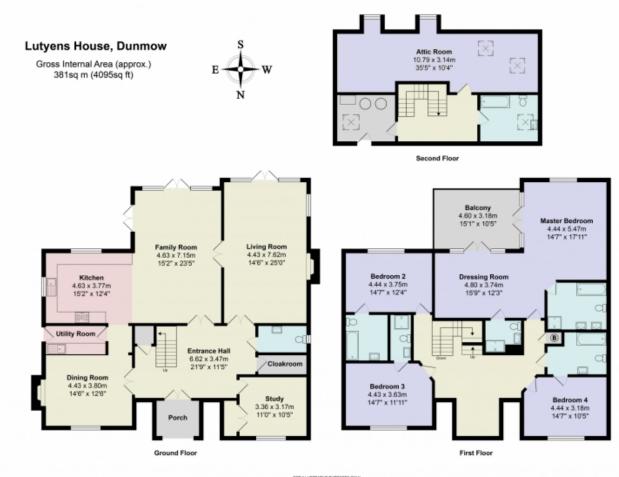
To see how this home can achieve its potential rating please see the recommended measures.



products, it's a quick and asay way to iteratify the most energy-attoant products on the market. For advice on how take action and to find out about offers available to help marke your herms more energy efforts, call Geo 512 812 or vail work energysamingStructs org, skihraghome.

Page 1 of 5





FOR ELECTIVATIVE PAIPORES ONLY that every attempt has been made to ensure the excarses of the floor plan shows, all measurements, positioning, fistures, fastures, fittings and any other data attempt are an an approximate interpretation for illustrative purposes only. No segonability in taken for any error, mission, risken share the rule of our of data show.

a • The Village Braintree Road, Felsted,Essex CM6 3DJ t • 01371 822122 e • felsted@andersonsproperty.com

andersonsproperty.com