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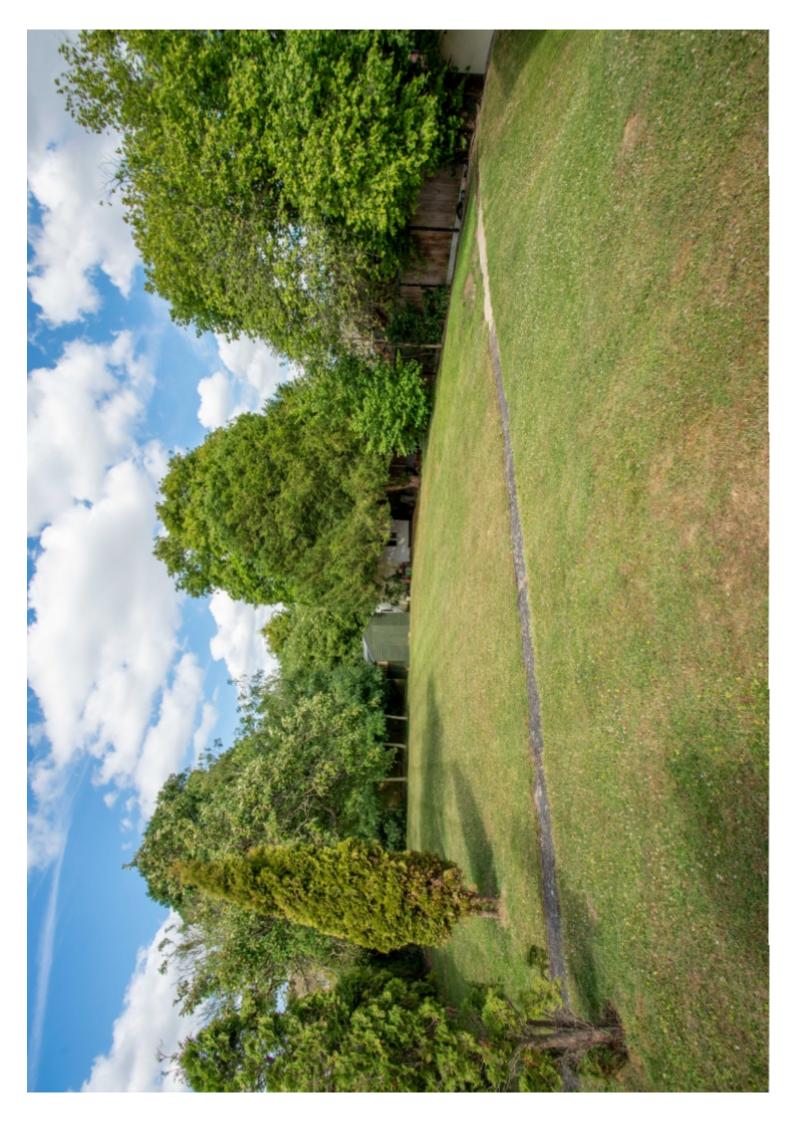
# Willow Cottage, Bannister Green, Felsted

£900,000 Sold

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Quality from home to home

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# **Overview Summary**

A spacious 5 bedroom family home with wonderful period features as well as having generous gardens and a swimming pool, all located in a private setting in Bannister Green on the outskirts of Felsted village.

# Key features

- 1/3 Acre Gardens
- Parking for numerous cars via in and out driveway
- Flexible accommodation with annexe potential
- Swimming Pool
- Double Garage
- Lovely location

### Local area

Conveniently situated for local schools and transport & commuter links for Chelmsford, London and Stansted Airport is within a 20 minute journey. Nicely located near to Felsted and its first class schools and local restaurants, pubs and tea rooms. The discovery Centre at Great Notley is also within easy access. The local areas provide much in the way of natural walks and wildlife.

# Schools & Transport

- Dunmow St. Mary's Primary School, 4.64 Miles
- Chelmsford County High Schools, 8.02 Miles
- Felsted Primary School, 0.56 Miles
- Braintree Railway Station, 4.19 Miles
- Felsted School, 1.04 Miles

- Helena Romanes School, 4.90 Miles
- King Edward VI Grammar School, 8.26 Miles
- Stansted Airport, 8.86 Miles
- Chelmsford Railway Station, 8.45 Miles

## **Further Details**

Tenure: Freehold

**Total Sq Ft:** 2,557 (1,258 Sq M) approx

Felsted office: 01371 822122

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Willow Cottage comes to the market for the first time in nearly 40 years having been called home by the same family for the last four decades. Dating back several hundred years, it was originally two cottages which were combined and sympathetically extended to retain the best period features as well as provide modern living space for the family.

With lovely pine doors and recently fitted new double glazed windows throughout the accommodation briefly comprises:

#### **ENTRANCE HALL:**

A welcoming space with a door leading to the sitting room/study, staircase to first floor and a further door to the family room.

## SITTING ROOM/STUDY: 23'10 x 13'0 (7.26m x 3.96m) STUDY AREA: 7'6 x 7'6 (2.28m x 2.28m)

This elegant and spacious room is entered via a wooden door and features a large inglenook brick fireplace with brick hearth and oak bressumer housing a cast iron log burner. There are several windows and lovely French doors leading to the gardens which afford plenty of light. There is an under stairs storage cupboard accessed by a wooden door. This room has wall mounted light fittings, ample power points and double doors leading to the dining room.

#### **DINING ROOM: 13'1 x 13'7 (3.98m x 4.14m)**

A good sized room with a window to the side elevation featuring a further inglenook fireplace (currently sealed). There is a large radiator, wall light fittings, ample power points and a wooden door through to the family room.

#### FAMILY ROOM: 13'1 x 21'7 (3.98m x 6.58m)

A lovely family room with a wealth of exposed beams and period features including a large brick inglenook fireplace with a brass canopy over. Next to the fireplace is a recessed area with shelving and a further inset wall recess shelf features along the wall from the dining room. There are two windows on each side elevation, wall mounted light fittings, radiators and ample power points with another staircase leading to the first floor and a door through to the kitchen/breakfast room.

#### **KITCHEN/BREAKFAST ROOM: 17'2 x 10'6 (5.23m x 3.19m)**

This bright shaker style kitchen with double aspect features a family Range with tiled surround and a good number of wall and lower cupboards, tiled floor, telephone point, ceiling spotlight fittings, space for a dishwasher, ample power points and a radiator. Door through to utility room.

#### UTILITY ROOM: 12'3 x 10'5 (3.73m x 3.18m)

A generous useful room featuring a range of cupboards, space for a washing machine and a tumble dryer. There is a window overlooking the front garden with a radiator below, a central spotlight fitting, ample power points, continued tiled flooring from the kitchen, a door to the downstairs cloakroom and a further double glazed door leading to the side courtyard.

#### DOWNSTAIRS CLOAKROOM/SHOWER ROOM:

This partially tiled room features a shower cubicle and comprises a white bathroom suite consisting of a low level w.c., a white pedestal wash basin and mixer tap over with a wooden vanity unit below and a fitted mirror above. There is a window to the side elevation with a central ceiling light fitting, a ceramic tiled floor and a heated stainless steel towel rail.





#### FIRST FLOOR LANDING FROM FAMILY ROOM STAIRCASE:

This landing gives access to the Master Bedroom and en-suite, a further two bedrooms and bathroom. It has exposed timbers and windows to the side elevation, a central ceiling light fitting and radiator.

#### MASTER BEDROOM 19'0 x 10'1 (5.78m x 3.07m)

A bright and large double bedroom entered via a pine door with double aspect windows to the side elevations. Ceiling light fittings, a radiator, ample power points and a pine door leading to the en-suite shower room.

#### **EN-SUITE SHOWER ROOM: 12'4 x 7'1 (3.75m x 2.15m)**

This light room has a double window to the front elevation with a shower cubicle with an electric shower. It has a range of lower wall cupboards, and a white suite comprising, wash hand basin with tiled splashback and roll edge worktop along one side of the wall above the cupboards with a low level w.c. and a heated towel ladder. There is a wall spotlight and a central ceiling light fitting.

#### BEDROOM 2: 11'4 x 10'11 (3.46m x 3.34m)

Accessed via a pine door is another lovely airy room with a large double glazed window to the side elevation with a radiator below, a central ceiling spotlight track and ample power points.

#### BATHROOM: 8'2 x 9'2 (2.49m x 2.80m)

Dormer beamed ceiling with inset large double glazed window to side elevation with radiator below entered via a pine door this bathroom has a white suite consisting of a panel enclosed bath with tiled surround, a low level w.c., a pedestal mounted wash basin and inset ceiling spotlights.

#### BEDROOM 3: 13'5 x 13'1 (4.08m x 3.98m)

This charming bedroom with exposed timbers has windows to the rear and side elevations, a single radiator, ceiling track spotlights, ample power points and a door through to bedroom 5.

#### BEDROOM 4: 10'7 x 14'5 (3.23m x 4.40m)

A pretty double bedroom having a large double glazed window to the side elevation and radiator below, partial sloped ceilings on two side walls, a central ceiling light fitting and ample power points.

#### **FAMILY BATHROOM:**

The bathroom has a white suite comprising a low level w.c., a panel enclosed bath and a pedestal mounted wash hand basin, an enclosed shower cubicle, a double glazed window to the front elevation with a radiator below, a ventilator and shaving point with a central ceiling light fitting.

#### BEDROOM 5: 12'1 x 9'4 (3.69m x 2.84m)

Bedroom 5 is accessed via two doors having ample power points and a single radiator below a double glazed window overlooking the rear garden.

#### **OUTSIDE**

The property is accessed by an in-out gravel driveway providing ample parking giving access to the large double width Garage with power and light connected. There is mature hedging at the front of the property which affords plenty of privacy and a lawned area. There is also trellis fencing with gates surrounding the front of the property which then give secure access to the main gardens.

A lovely enclosed swimming pool area with patio surround is at one side and a further terraced area which is accessed from the Sitting Room French doors leads to the main lawned area of the garden. Unfussy but with a large area of lawn and mature trees these two areas form the heart of the gardens and are perfect for the family.

The property also benefits from several storage sheds and an extremely useful side courtyard which is accessed from both the front and the rear of the property, as well as the utility room.

#### SERVICES:

The property is connected to mains water, drainage, electricity, gas available, but not connected and Telecom/Broadband telephones.

#### **LOCAL AUTHORITY:**

Uttlesford District Council Council Offices Saffron Walden Tel: 01799 510510

















