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## Willow Cottage, Bannister Green, Felsted

£900,000 **Sold**

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.

Quality from home to home

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# Willow Cottage, Bannister Green, Felsted

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## Overview Summary

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## 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

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 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.



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















### Energy performance certificate (EPC)

Willow Cottage  
Barnwater Green  
Felted  
DUNMOW  
CO16 3NR

Energy rating  
**D**

Valid until: 2 July 2032  
Certificate number: 4400-8406-9922-7178-1623

Property type: Detached house

Total floor area: 211 square metres

#### Rules on letting this property

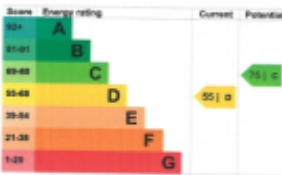
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-estate-rental-requirements-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-estate-rental-requirements-minimum-energy-efficiency-standard-landlord-guidance>).

#### Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



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