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Oak House, Bannister Green, Felsted

£1,250,000 Offers in Excess of

A beautiful family home situated on the outskirts of Felsted Village.

Quality from home to home

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Overview Summary

A beautiful family home situated on the outskirts of Felsted Village.

Key features

- 5 Bedrooms
- Large garden & driveway frontage
- Lovely location
- Walking distance to schools

Local area

This property is located in the hamlet of Bannister Green on the outskirts of the small, but much sought after village of Felsted with its village primary school, private primary school, prep school and the well known Felsted Public School. In addition Felsted has various shops, restaurants and public houses. There are bus services to Dunmow and Braintree which has a connecting train service to London Liverpool Street. The A120 with connections to the M11 is within a few minutes drive and Stansted Airport is some 15 miles distant to the west.

Schools & Transport

Further Details

Tenure: Freehold

Total Sq Ft: 2,519 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.



Located in prominent position overlooking the village green, this substantial, five bedroom, property is set in gardens approaching 0.40 of an acre and offers excellent family accommodation as well as the scope to extend.

The accommodation comprises:

Entrance hall

Solid wood front door leads to the entrance hall. Stairs rise to the first floor landing, solid wood flooring, under stairs storage cupboard and further coat cupboard. Double doors leading to lounge and doors through to Study, WC and Kitchen/Breakfast room.

Study

Has a window to front aspect, downlighters which continue throughout the property, radiator and ample power points.

WC

Window to side aspect, low level WC, wash hand basin, solid wood flooring and radiator.

Kitchen/Breakfast room

A fully fitted kitchen having granite working surfaces and inset stainless steel sink with a complement of drawers and cupboards under. Integrated dishwasher, space for five ring gas range cooker, integrated wine fridge, solid wood flooring, pull-out pantry and space for American style fridge freezer. It has a central island with matching drawers and cupboards under and seating for three people. French doors lead to the rear garden and patio area, and it is open plan to the dining room. Wall mounted, stainless steel, heated towel rail and two windows to the rear aspect.

Dining Room

The dining room which has a window to rear aspect, solid wood flooring and double doors leading to lounge.

Lounge

A lovely large lounge having an inset cast-iron wood burner with solid stone around, window to front aspect. French doors leading to rear garden and patio area, several radiators and ample power points.

Utility room

Solid wood work services with storage under and space for washing machine and tumble dryer and solid wood flooring with internal door leading to the double garage.











Energy performance certificate (EPC)

Oak House Bannister Green Felsted Dunmow CM6 3PD	Energy rating C	Valid until: 13 June 2032 Certificate number: 0189-2217-2260-2697-1735
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Property type: Detached house

Total floor area: 251 square metres

Rules on letting this property

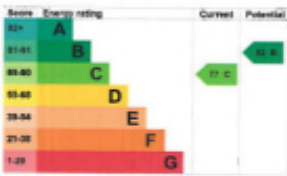
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-rental-revised-property-minimum-energy-efficiency-standard-landlord-guidance) <https://www.gov.uk/guidance/domestic-rental-revised-property-minimum-energy-efficiency-standard-landlord-guidance>.

Energy rating and score

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

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

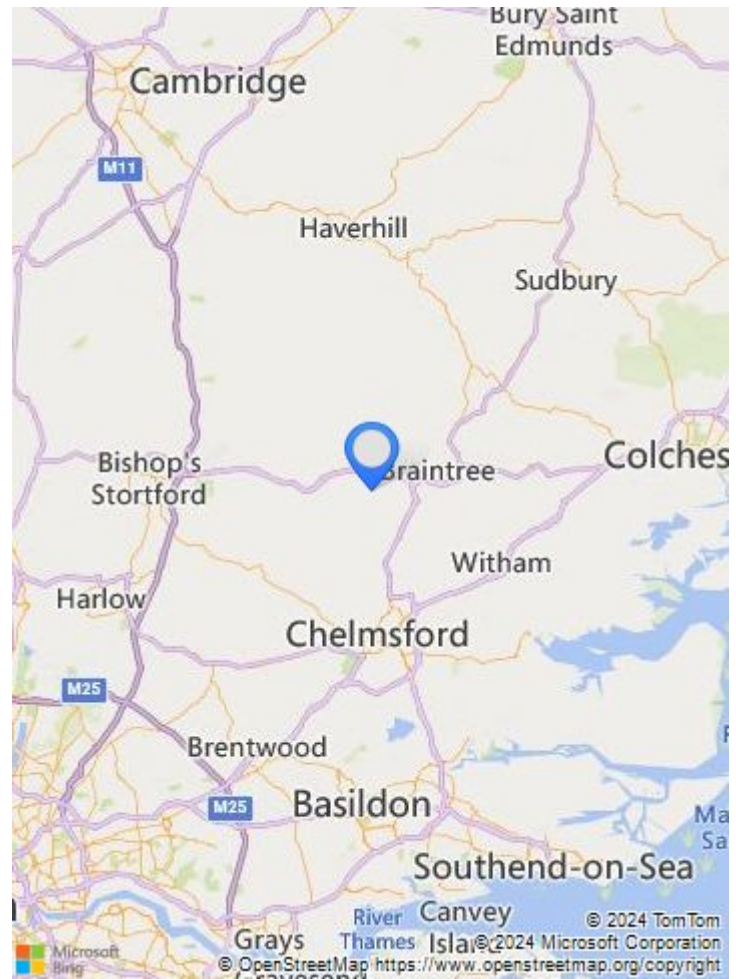


The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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



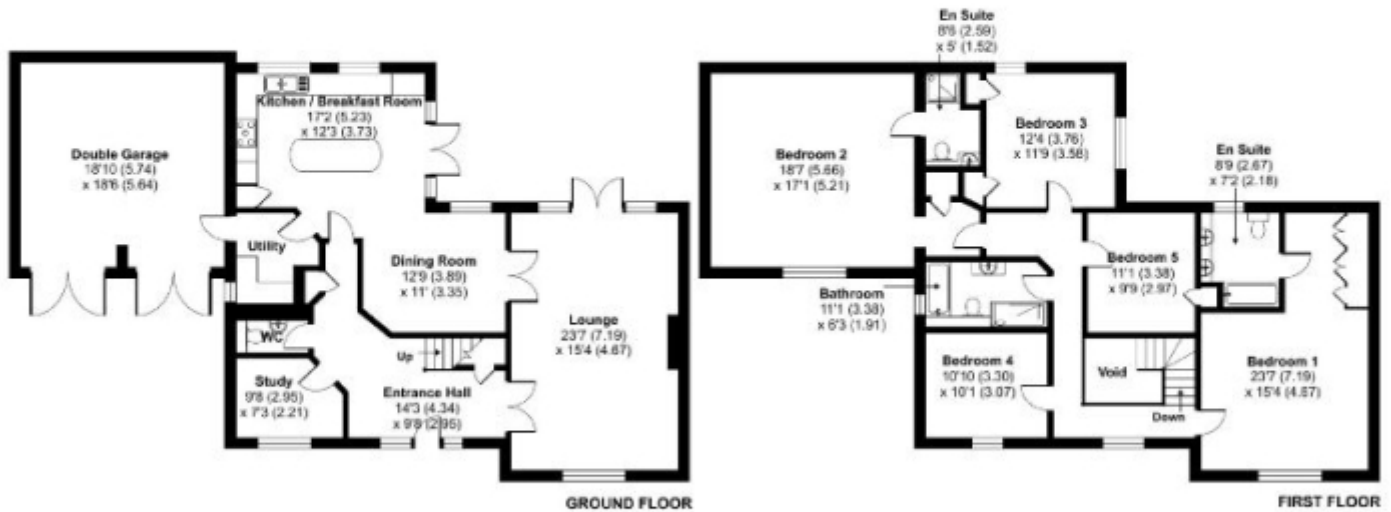
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Approximate Area = 2519 sq ft / 234. sq m

Garage = 351 sq ft / 32.6 sq m

Total = 2870 sq ft / 266.6 sq m

For identification only - Not to scale



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