



Roslyn House, Braintree Road, Felsted

£700,000 Offers in Excess of

A pretty Georgian fronted house in the centre of Felsted Village with 5 bedrooms and private walled gardens.

Quality from home to home

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Overview Summary

A pretty Georgian fronted house in the centre of Felsted Village with 5 bedrooms and private walled gardens.

Key features

Local area

Felsted is mostly sought after for its schools and the local amenities cater for all your daily needs to include; village shop and Post Office, various smaller independent shops, coffee shop, restaurants and pubs, Doctors' Surgery, British Legion Club and Parish Church. In addition the thriving community boasts an abundance of clubs for all age groups. Regular bus service to Dunmow, Braintree and Chelmsford for a wider selection of shopping and leisure facilities, For commuting the A120 and A12 are a few minutes drive and Stansted airport is approximately 8 miles to the west.

Schools & Transport

Further Details

Tenure: Freehold

Total Sq Ft: 2559 (125 Sq Ft) approx

Felsted office: 01371 822122

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Dating from the 17th Century with a later Georgian façade this wonderful village house has a lot to offer. It benefits from having excellent family accommodation downstairs and 5 bedrooms, as well as a lovely walled garden and a detached garage, all located at the centre of this desirable village. The property has been much loved by it's current owners but would benefit from some modernization.

The accommodation with approximate room sizes briefly comprises:

Ground Floor

Entrance Hall

This welcoming entrance hall accessed via the front door has stairs to 1st floor landing and doors through to the drawing room, dining room, breakfast room and study. Central ceiling light fixing and wall mounted light fixings, part wood panel walls, half glazed door to the rear gardens, storage cupboard and door to the cellar.

Study

A pretty study with window to the front elevation. Part wood panelled walls, a feature fireplace and door through to the breakfast room. There are wall mounted light fixings and a storage cupboard with glazed enclosed bookshelf above.

Drawing room

This spacious reception room has a feature fireplace, a window to the front elevation as well as a window to the side elevation and part wood panelled walls.

Dining room

Situated at the rear of the property with a window overlooking the gardens this useful separate dining room has another feature fireplace and wall mounted light fixings.

WC

A useful cloakroom having a low level WC with wooden seat and cover, a wall mounted wash hand basin and obscure glazed window to the rear elevation.

Cellar

This good sized cellar has a wooden staircase leading down to a brick walled seller with brick flooring and lights.

Breakfast room

The breakfast room is open plan through to the kitchen and feels like the warm heart of the house. It has storage cupboards, glazed window to the side elevation, part panelled seating/dining area with fitted bench.

Kitchen

A fully fitted kitchen with roll edged working surfaces and a single bowl single drainer, stainless steel sink with mixer tap over, an original three oven to hob aga part tiled walls, shelves, glazed door through to the conservatory and window to the rear elevation.

Conservatory

A wonderful addition to the property the conservatory is a large area linking the house to what was the original garage and has now become a separate annex and utility area. Fully glazed with French doors to 2 sides giving access to the pretty rear gardens.

Utility room

This separate utility room has space for the washing machines and tumble dryers, a butlers sink with taps over and window to the side elevation as well as a large linen cupboard housing the lagged copper cylinder, central ceiling light fixing and access to a loft storage area.

Guest bedroom/Annex

A lovely large double bedroom with full bank of wardrobes and storage area, a bay window to the side elevation overlooking the gardens, a further storage cupboard and wall mounted light fixings. Door through to the ensuite bathroom.

Ensuite bathroom

A fully fitted bathroom with panel enclosed bath with mixer tap and shower attachment over, a double width fully enclosed shower cubicle with glazed sliding door and rainfall showerhead, vanity mounted wash hand basin with cupboards under and mixer tap over. There are inset ceiling spotlights and a low-level WC with hidden cistern.



First Floor

The stairs from the entrance hall lead to the first floor landing. This split-level landing has doors through to all four bedrooms and both bathrooms.

Bedroom one

A large double bedroom with windows to both front and side elevations making it light and airy. It has fitted wardrobes, wall mounted light fixings and door through to the bathroom which serves as an ensuite as well as having access from the main landing.

Bathroom

A full suite comprising panel enclosed bath with mixer tap and shower attachment over, low-level WC with wooden seat and cover and vanity mounted wash hand basin. Wall mounted towel ladder and window to the rear elevation.

Bedroom two

Located at the front of the property this bedroom has a window to the front elevation and original Victorian fireplace in cast iron, built-in dressing table and wardrobes, central ceiling light fixing.

Bedroom three

A double bedroom with window to the side elevation, a further Victorian cast-iron fireplace, built-in wardrobes and central ceiling light fixing.

Bedroom four

A useful single bedroom with windows to both rear and side elevations, built-in wardrobes and central ceiling light fixing.

Family bathroom

A fully fitted suite comprising panel enclosed bath with shower curtain and shower attachment over, low-level WC with wooden seat cover, wash hand basin and small window to the rear elevation.

Outside

The property has a wonderful enclosed rear garden with numerous mature trees and shrubs, there is a gravel area to the immediate rear of the house followed by a brick patio which leads onto the lawns.

The property also benefits from several outbuildings which include a large detached garage which also houses the oil storage tank with power and light connected. It has a large garage door to enable vehicle access and a further stable door to the side.

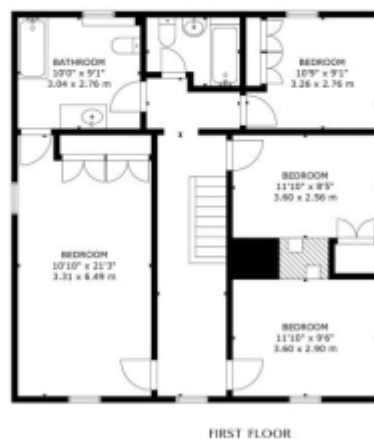
The second outbuilding is again brick built and has currently been used as a greenhouse and a plant growing room with brick flooring and part glazed walls.







ROSLYN HOUSE, FELSTED
Total Approximate Internal Area: 238m sq/ 2559 sq ft



EXCLUDED AREAS: GARAGE 34 m²/370 sq ft, SHED: 22 m²/235 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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