



## LUTYENS HOUSE STATION ROAD, DUNMOW CM6

GUIDE PRICE £1,600,000

5 Bedrooms | 6 Bathrooms | 4 Receptions

**\*\* NO ONWARD CHAIN \*\*** Branocs Estates are delighted to welcome to the market Lutyens House, a STUNNING EXECUTIVE residence within the sought after village of Felsted. Finished to a superb specification throughout, offering FIVE DOUBLE bedrooms, SIX BATHROOMS, FOUR RECEPTION ROOMS, a double Garage, extensive rear garden with far reaching rural views, all set within a secure gated entrance with integrated security system throughout the property. Located within the picturesque village of Felsted, and within walking distance of the renowned Felsted School, the property is furthermore only a 20 minute drive from London Stansted Airport and M11 transport links. Available with no ongoing chain, early viewing of this stunning superior home is strongly advised in order to appreciate the outstanding accommodation on offer.





### Front of Property

Wrought iron gates leading to private driveway. Side gate access to further parking to Rear & Double Garage with remote controlled up & over doors, power & lighting connected.

### Hallway 21'8" x 11'4" (6.62m x 3.47m)

Karndean flooring, coat room, under stair storage cupboard, staircase to First Floor, doors to:

### Cloakroom

Tiled flooring, tiled splashbacks, WC, pedestal hand wash basin, obscure window to side.

### Living Room 23'5" x 14'6" (7.15m x 4.43m)

Carpet flooring, French Doors & windows to rear, marble fireplace with inset log burner, exposed brick hearth & wooden mantle over, double doors leading to family room.

### Kitchen & Family Room

The Kitchen & Family Room is open plan & joins together to make a large L Shaped Living Space.

### KITCHEN 4.63m x 3.77m (15' 2" x 12' 4")

Bespoke kitchen with granite worktops incorporating an inset stainless steel one & a half bowl sink with mixer tap & drainer, country style wall & base units, 6 Ring Rangemaster cooker with double oven & grill with extractor over, windows to side & rear, Space for American style fridge freezer, integral dishwasher, Humphrey Munson designed larder style cupboard, travertine flooring.

### FAMILY ROOM 7.15m x 4.63m (23' 5" x 15' 2")

French doors & window to rear with further French doors to side, travertine flooring.

### Dining Room 14'6" x 12'5" (4.43m x 3.80m)

Carpet flooring, marble fireplace with inset log burner, windows to front, built in oak shelved bookcases, open access to kitchen/family room & utility.

### Study 11'0" x 10'4" (3.36m x 3.17m)

Carpet flooring, window to front, Henderson & Redfean built shelving, desk & cupboards, storage cupboard, telephone points.

### Utility

Butler sink with mixer tap inset to granite worktop, spaces for washing machine & tumble dryer, door to side.

### FIRST FLOOR

### Landing

Reading area, window to front, airing cupboard, doors to four Bedrooms & family bathroom, staircase to Second Floor.

### Master Bedroom 28'8" x 26'10" (8.74m x 8.2m)

L Shaped bedroom, carpet flooring, windows to front & side, french doors leading to private balcony (4.60m x 3.18m), Large dressing area with Henderson & Redfean built in wardrobes, doors to 2x En-Suites.

### En-Suite Bathroom

Tiled flooring, WC, Bath with mixer tap & shower attachment, vanity unit with his & hers sinks, obscure window to side, walk in double shower with rainfall shower head.

### En-Suite Shower Room

Tiled flooring, WC, wall mounted hand wash basin, double shower cubicle with rainfall shower head.

### Bedroom Two 14'6" x 12'3" (4.44m x 3.75m)

Carpet flooring, window to rear, door to En-Suite.

### En-Suite

Tiled flooring, WC, pedestal hand wash basin, bath with mixer tap with shower attachment, obscure window to side.

### Bedroom Three 14'6" x 11'10" (4.43m x 3.63m)

Carpet flooring, windows to front, door to En-Suite.

### En-Suite

Tiled flooring, WC, wall mounted hand wash basin, walk in shower.

### Bedroom Four 14'6" x 10'5" (4.44m x 3.18m)

Carpet flooring, windows to front, door to Family Bathroom.

### Family Bathroom

Tiled flooring, WC, pedestal hand wash basin, bath with mixer tap with shower attachment, obscure window to side, doors to Bedroom Four & Landing.

### SECOND FLOOR

### Landing

Carpet flooring, dormer window to front, doors to Bedroom, Bathroom & Control Room.

### Bedroom Five 35'4" x 10'3" (10.79m x 3.14m)

Carpet flooring, dormer windows to rear, Velux roof lights.

### Bathroom

Tiled flooring, WC, wall mounted basin, bath with mixer tap & shower attachment, Velux Roof Light.

### Rear of Property

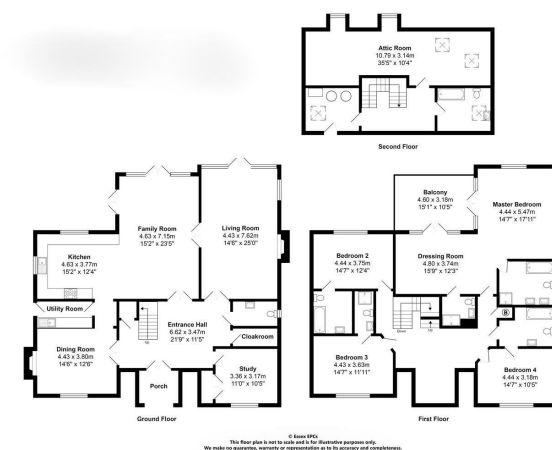
South facing patio area with a large rear garden mainly laid to lawn, mature shrub beds & borders.

### Double Garage

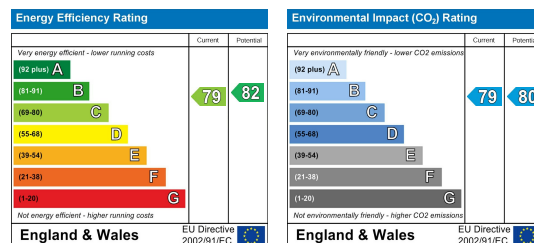
Detached double garage with 2 x up and over doors, with internal power and lighting connected

### Disclaimer

## Floor Plans



## Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



**Phone:** 01376 386555  
**Email:** info@branocsestates.co.uk  
**Website:** www.branocsestates.co.uk

Phoenix House 5 New Street  
 Braintree  
 Essex  
 CM1 1ER

