



BRAINTREE ROAD, FELSTED

GUIDE PRICE – £1,250,000

- FIVE BEDROOM 16TH CENTURY DETACHED HOUSE
- CENTRAL FELSTED LOCATION
- VAULTED KITCHEN DINER WITH FRENCH DOORS TO SOUTH-FACING REAR GARDEN
- THREE LARGE RECEPTION ROOMS
- EXPOSED TIMBERS & DECORATIVE PANELLING THROUGHOUT
- FEATURE INGLENOOK FIREPLACES TO RECEPTION ROOMS
- VAULTED PRINCIPAL BEDROOM
- ITALIAN STYLE SOUTH-FACING REAR GARDEN
- OFF-STREET PARKING FOR UP TO 4 VEHICLES
- DETACHED GARAGE

We are delighted to offer this beautifully presented 5 bedroom detached house, full of character with exposed timbers, dating back to the 16th century, within walking distance of Felsted Village. The ground floor comprises of a living room with feature inglenook fireplace, a vaulted kitchen diner with French doors to south-facing rear garden, sitting room and garden room with feature log burning stoves, a home office/bedroom 5 and utility room. There are 4 bedrooms to the first floor, supported by an en-suite and 2 further family bathrooms. Externally, the property is approached via a shingle driveway supplying ample off-street parking, along with a detached garage, whilst to the rear is a beautifully manicured south-facing Italian style rear garden.









Timber and glazed front door opening into;

Entrance Hall

With wall mounted lighting, stairs rising to first floor landing, timber flooring, wall mounted radiator, power points, cloaks cupboard housing electric fuseboards. Doors to rooms.

Sitting Room 17'2" x 13'9"

With feature log burning stove, Georgian bar casement windows to side, exposed timbers to wall and ceilings, decorative panelling, wall mounted radiator, TV and power points, wall mounted lighting, doors to rooms.

North Hallway

With further door to front, wall mounted lighting, decorative wall panelling, wall mounted radiator, fitted carpet, door to;

Cloakroom

Comprising a close coupled WC, wall mounted wash hand basin with twin tap, half-tiled surround, obscure glazed window to front, inset ceiling downlighting, wall mounted chromium heated towel rail, wood effect linoleum flooring.

West Hallway

With door to side, fitted carpet, timber and glazed door leading to;

Garden Room 14'1" x 11'5"

With a feature wood burning stove, decorative wall panelling, wall mounted radiator, exposed timber flooring, wall mounted lighting, glazed nook with understairs storage, window to side, fitted carpet, door to staircase, further windows and doors to rear entertaining terrace, pergola and garden beyond, further door to;

Utility Room

Cupboarded recesses with power and plumbing for washing machine and tumble dryer, further cupboard housing oil fired boiler, inset ceiling downlighting, stone flooring, window to rear, oak block workstation, opening through to;

Vaulted Kitchen Diner 24'2" x 16'6"

With Georgian bar casement windows and French doors leading to rear terrace and garden beyond, kitchen comprises an array of eye and base level cupboards and drawers with complimentary granite and oak worksurfaces, under sunk butler sink with pot wash style mixer tap over, integrated double oven with induction hob over, recess, power and plumbing for large fridge-freezer, integrated microwave, feature agar, vaulted ceiling with Velux windows, inset ceiling downlighting, decorative pendant lighting and exposed timbers, stable door to side, stone flooring, wall mounted radiator, TV and power points, door through to;

Living Room 15'5" x 14'9"

With brick inglenook fireplace with wood burning stove, Georgian bar casement windows to front, wall mounted radiator, storage cupboards, fitted carpet, TV and power points, exposed timbers to wall and ceiling, door to east hallway, further door to;

Cellar (14'6" x 8'7")

With stone flooring and lighting.

East Hallway

With stairs rising to first floor landing, exposed timbers, wall mounted lighting, radiator, power points, fitted carpet, door through to;

Home Office 9'5" x 9'1"

With Georgian casement window to front, wall mounted lighting, wall mounted radiator, power points, fitted carpet.

East Landing

With fitted carpet, doors to rooms.

East Bathroom

Comprising a four piece suite of panel enclosed Heritage bath with mixer tap and shower attachment over, tiled surround, fully tiled and glazed shower cubicle with integrated twin head shower, pedestal wash hand basin with twin taps, close coupled WC, tiled surround, Georgian casement window to front, ceiling and wall mounted lighting, exposed timber flooring, roll top Heritage radiator with chromium heated incorporated towel rail, power points.

Bedroom 1 – 15'2" x 14'5"

A beautiful, vaulted room with exposed timbers, inset ceiling and decorative lighting, Georgian casement window to front, wall mounted radiator, fitted carpet, cupboard housing pressurised hot water cylinder and additional storage, Tv and power points, door through to;

Main Landing

With storage, access to loft, Georgian casement window to front, exposed timbers, wall mounted lighting, fitted carpet, wall mounted radiator, doors to rooms.

Family Bathroom

Comprising a three piece suite of panel enclosed bath with twin taps, integrated shower over, tiled surround with glazed screen, close coupled WC, pedestal wash hand basin with twin taps, half-tiled surround, wall mounted chromium heated towel rail, vaulted ceiling with exposed timbers, decorative lighting, Georgian casement window to front, extractor fan, wood effect linoleum flooring.

Bedroom 4 – 8'11" x 5'11"

With Georgian casement window to front, exposed timbers to walls, wall mounted lighting, wall mounted radiator, power point.

Bedroom 3 – 17'7" x 13'9"

Array of character with exposed timbers and brick inglenook fireplace, Georgian casement window to side, wall mounted radiator, fitted carpet, storage cupboard, wall mounted lighting, fitted carpet, door to;

West Landing

With stairs descending to the garden room, wall mounted lighting, fitted carpet, door to;

Bedroom 2 – 13'6" x 11'9"

With Georgian casement window overlooking the south-facing rear garden, built-in storage cupboard, exposed timbers, wall mounted lighting, wall mounted radiator, TV and power points, fitted carpet, door to;

En-suite

Comprising a fully tiled and glazed shower cubicle with integrated twin head shower, close coupled WC, pedestal wash hand basin with twin taps, half-tiled surround, wall mounted chromium heated towel rail, inset ceiling downlighting, extractor fan, wood effect linoleum flooring, Georgian casement window overlooking rear garden.

OUTSIDE

The Front

The front of the property is split into a variety of sections with large shingle driveway, supplying off-street parking for up to 4 vehicles and access to a detached garage, there is an ornate brick pathway from the wrought iron fencing leading to the front door, the locally renowned elm elephant topiary bush, often decorated to commemorate events, further tree and flower beds, access to both side aspects leading through to;

South-Facing Italian Styled Rear Garden

An extremely well-manicured and well-stocked Italian style garden with terrace, with grape vine covered pergola, variety of terraces and pathways, all retained by close boarded fencing, with outside lighting and water points that can also be found.





DETAILS

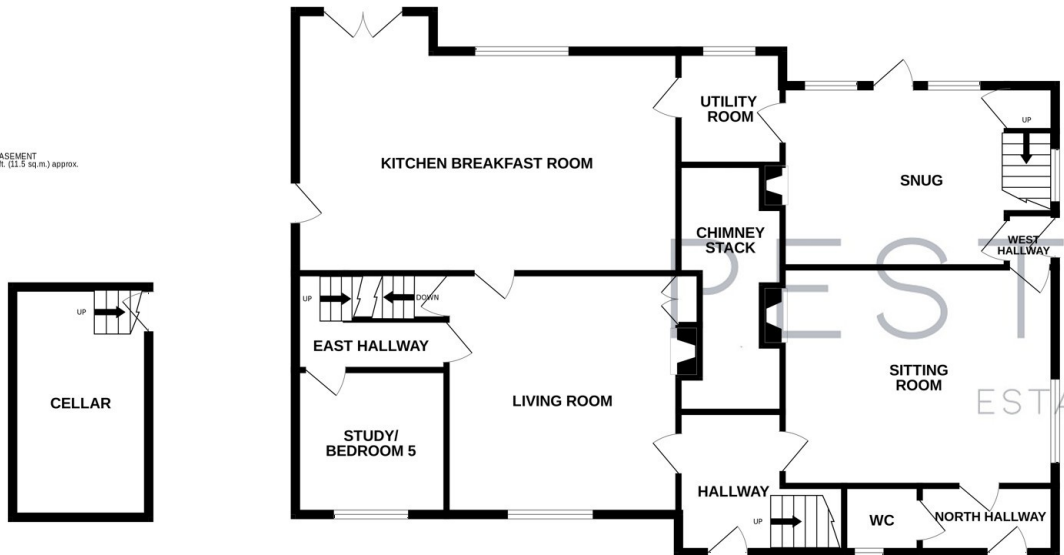
EPC

GRADE II LISTED, EPC EXEMPT

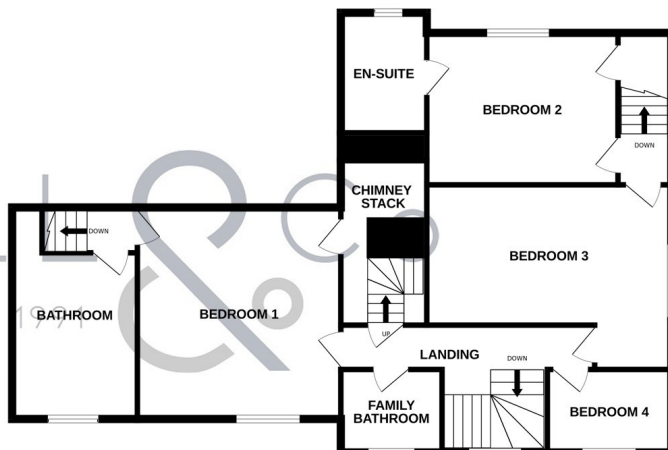
FLOOR PLAN

GROUND FLOOR
1429 sq.ft. (132.2 sq.m.) approx.

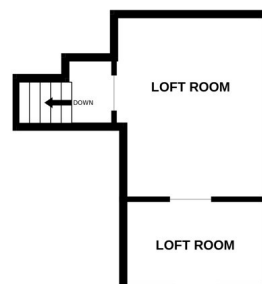
BASEMENT
124 sq.ft. (11.5 sq.m.) approx.



1ST FLOOR
1057 sq.ft. (98.2 sq.m.) approx.



LOFT
239 sq.ft. (22.2 sq.m.) approx.



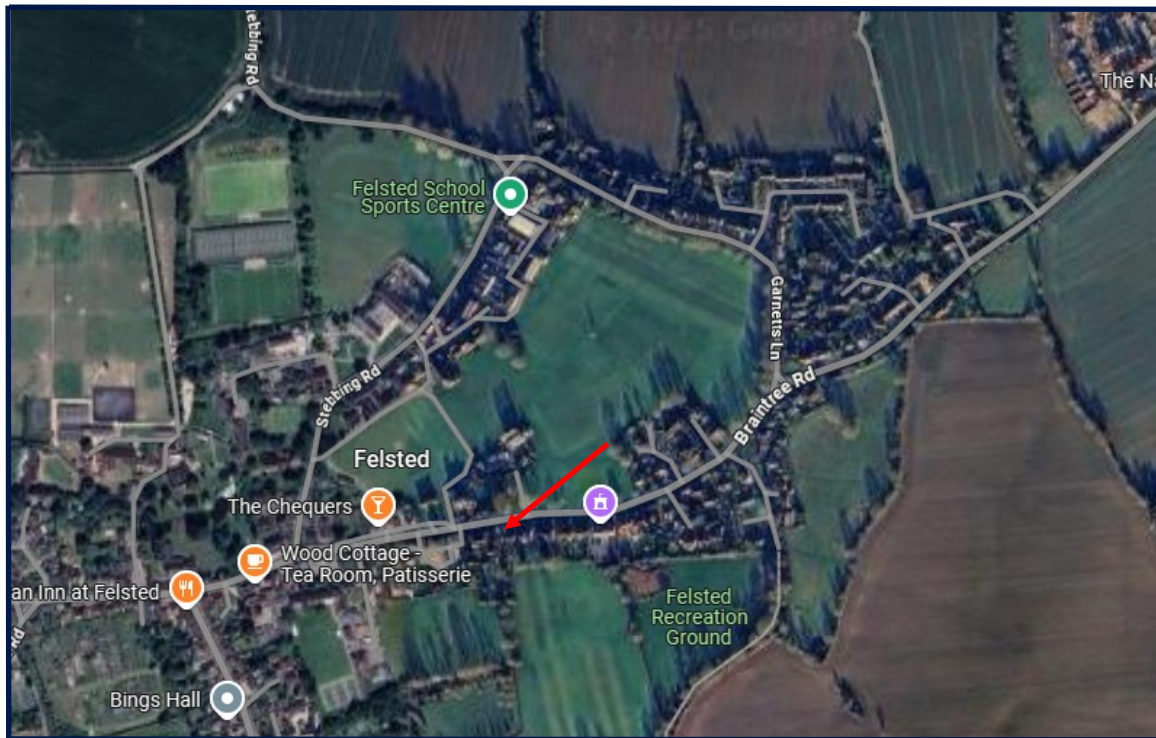
TOTAL FLOOR AREA : 2844 sq.ft. (264.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GENERAL REMARKS & STIPULATIONS

Braintree Road is located in the enviable village of Felsted with it's esteemed independent school being within close proximity. Ideally situated between Chelmsford and Great Dunmow, London can be accessed via the new Beaulieu Park railway station in Boreham (North-East of Chelmsford), and via Chelmsford City Mainline Railway Station in just 50 minutes. The market town of Great Dunmow is also close by offering schools, shopping, restaurants, public houses and many more recreational facilities. Further to this Great Dunmow also offers the A120 giving further access to M11/M25 and of course London Stansted International Airport.

DIRECTIONS



FULL PROPERTY ADDRESS

The Folly, Braintree Road, Felsted, Essex, CM6 3DN

SERVICES

Oil fired central heating, Mains electricity and water

COUNCIL TAX BAND

Band G

LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron Walden, CB11 4ER

AGENTS NOTE: We believe the information supplied in this brochure is accurate as of the date 14/06/2025. The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

PESTELL & Co

ESTABLISHED 1991

ESTABLISHING OURSELVES AS LEADING LOCAL AGENTS FOR OVER 33 YEARS!



WE HAVE IT COVERED, DON'T HESITATE TO CONTACT ONE OF OUR EXPERIENCED TEAM FOR FURTHER INFORMATION!

Would you like a free home valuation?

Want to change agent and get your property sold?

Do you have a property that you would like to rent but uncertain how to go about it?

Interested in Land acquisition?

Do you have a commercial property to sell or let?

Are you a developer looking for an agent to market or value your site?