



## 2 WATCH HOUSE VILLAS, BRAINTREE ROAD

Felsted, Dunmow, CM6 3JX

£765,000



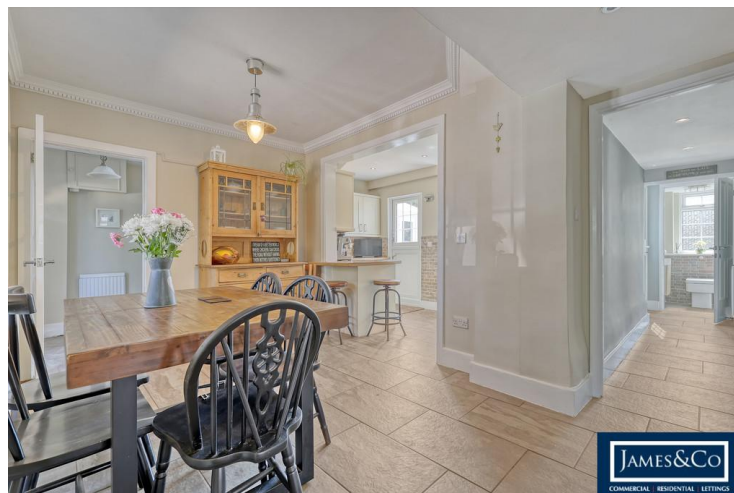
COMMERCIAL | RESIDENTIAL | LETTINGS

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- Spacious Accommodation Throughout
- 4/5 Bedrooms + Three Bathrooms
- Conservatory and Utility Room
- Heaps Of Space Ground and First Floor
- Ample Parking and Double Garage
- Large Established Plot
- Impressive Country Home
- Well Presented Throughout







## Property Description

### THE PROPERTY

Impressive family home offering substantial living space, ample parking, double garage and a super large plot!

Situated in this sought after village. An all round superb family home!

What more do you need from a family home? Viewing advised.

### THE LOCATION

Perfectly placed in historic village, in the picturesque Uttlesford district of Essex. Surrounded by open countryside, mid-way between the market towns of Great Dunmow and Braintree, its the perfect place to call home.

Beyond the school, Felsted boasts a wide array of amenities, from the post office and general store to the Wood Cottage Tearoom (for a delicious slice of cake) and Rumblebees (for coffee, books and music). Amidst the quaint olde worlde buildings, you'll find a choice of pubs – the Swan Inn and The Chequers both serve food – friendly churches, a thriving village hall and a wealth of clubs and societies that underline the vibrant community spirit.

Felsted Primary School is just a short walk from the property; options for secondary school children include Alec Hunter Academy in Braintree and Forest Hall, Birchwood High, St Mary's, the Hertfordshire and Essex High School and Bishop's Stortford High School.

You are also very well connected by both rail and road. Braintree Train Station is only 6 miles from the property and you can be in London Liverpool Street in just over 1 hour.

The A12 and M11 are both within striking distance and should you fancy a day in the City of Chelmsford to enjoy shopping, the many eateries and entertainment, you are only 11 miles away and for international travel, London Stansted Airport is just 13 miles by car.

### PROPERTY INFORMATION

Freehold.

Council Tax E

EPC - Awaiting

All main services connected

## ENTRANCE HALL

### LIVING ROOM

16' 2" x 13' 1" (4.93m x 4.0m)

### CONSERVATORY

12' 6" x 10' 4" (3.82m x 3.15m)

### DINING ROOM

14' 2" x 9' 0" (4.32m x 2.76m)

### KITCHEN

13' 2" x 8' 11" (4.02m x 2.73m)

### UTILITY ROOM

11' 1" x 6' 10" (3.40m x 2.10m)

### SNUG

14' 5" x 10' 11" (4.40m x 3.35m)

### CLOAKROOM

### STUDY/BEDROOM 5

12' 1" x 11' 5" (3.70m x 3.50m)

## FIRST FLOOR

### LANDING

### BEDROOM 1

17' 7" x 14' 4" (5.36m x 4.37m)

## ENSUITE

### BEDROOM 2

14' 9" x 14' 0" (4.50m x 4.28m)

### SHOWER ROOM

### BEDROOM 3

10' 2" x 10' 0" (3.11m x 3.05m)

### BEDROOM 4

10' 4" x 9' 10" (3.16m x 3m)

### BATHROOM











## DOUBLE GARAGE

With power and light, this could make a separate annex if required subject to the necessary consents. A great space.

## OUTSIDE

This property has the rare advantage offering plenty of frontage with ample parking, the rear garden is well established and HUGE! Offering a tranquil area to relax and enjoy.

## COUNCIL TAX BAND

Tax band E

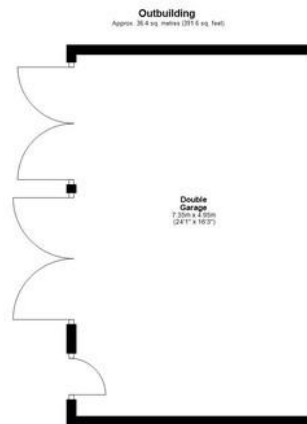
## TENURE

Freehold

## LOCAL AUTHORITY

Uttlesford District Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



Total area: approx. 235.4 sq. metres (2533.9 sq. feet)

All measurements have been taken as a guide to provide a rough guide only and are not precise. This plan is for guidance purposes only and is not intended to be used as a basis for any legal proceedings. The actual area of the property may vary from the above area and the actual area of the property may vary from the above area. The actual area of the property may vary from the above area and the actual area of the property may vary from the above area.

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Watch House Villas



4 Stortford Road, Dunmow, Essex, CM6 1DA

01371 876678

info@jamesandco.net

www.jamesandco.net

