

# DANIEL BREWER

51 High Street  
Great Dunmow  
Essex, CM6 1AE

Telephone • 01371 856585  
Website • [www.danielbrewer.co.uk](http://www.danielbrewer.co.uk)  
E-mail • [info@danielbrewer.co.uk](mailto:info@danielbrewer.co.uk)



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**WATCH HOUSE GREEN, FELSTED, DUNMOW**

**OFFERS OVER £950,000**

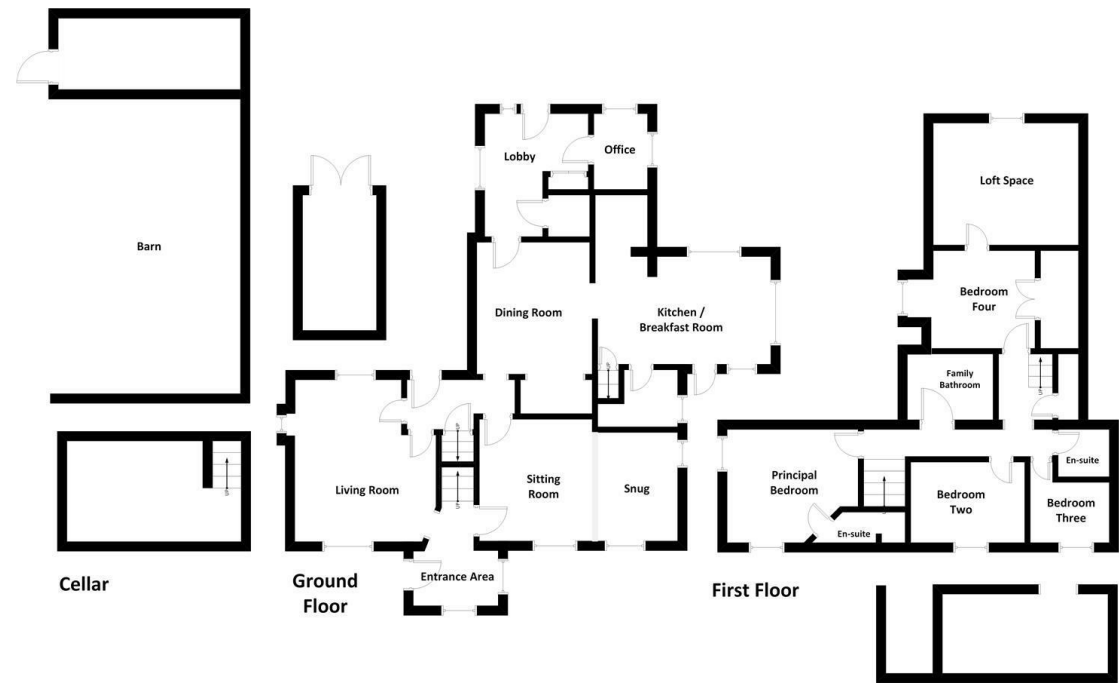


**WATCH HOUSE GREEN  
FELSTED  
DUNMOW**

Set within over half an acre in the highly regarded village of Felsted, is this Grade II Listed four bedroom detached 17th century country home. Externally the property boasts a detached open barn with fantastic development potential (subject to planning permission), two gated driveways providing parking for several vehicles, additional single garage, cart store and landscaped gardens. The property offers 2,983 sq. ft of spacious accommodation over two floors with a wealth of period features.

**Entrance Hall**

Windows to multiple aspects, parquet flooring, two radiators, power points, built-in book shelf, stairs rising to the first floor landing, doors to.



Total Approx.  
Floor Area:  
**2980 Sq. Ft.**  
1320 Sq. Ft. of External  
Outbuildings



**DANIEL BREWER**  
Bringing People and Property Together

NOTICE: This floorplan is NOT to be used for any engineering, surveying, structural, or planning purposes. Although great care has been taken to ensure accuracy, this drawing is intended for illustrative purposes only. The numerical values and/or graphical representations of (but not limited to) position, relative size, dimensions, areas, shape, and type of (but not limited to) rooms, objects, walls and stairs are approximate only - no guarantee is made on either their precision or accuracy.



#### Rear Driveway

The rear driveway provides secluded parking for several vehicles leading to the single garage, detached open barn and rear of the main house.

#### Gated Front Driveway

Accessed via a five bar timber gated is a shingle driveway to the front of the property providing ample parking.

#### Gardens

The gardens wraparound the property which are mainly lawn with a variety of mature shrub borders and trees. Various paved seating areas are conveniently situated within the grounds providing private entertaining spaces. To the front of the property is a beautiful natural pond which has been enclosed by timber and wire fencing for safety purposes.

- Four Bedrooms
- Detached Country Home
- Over Half An Acre
- Detached Open Barn
- Two Gated Driveways
- Additional Single Garage & Cart Store
- Four Receptions & Office
- Kitchen/Breakfast Room With Pantry
- En-Suite, Family Bathroom & Shower Room
- Cellar

#### Living Room

18'11" x 16'4" (5.77m x 4.98m)

sash window to front aspect, additional windows to multiple aspects, feature open fireplace with brick surround, two radiators, T.V point, exposed timbers, door to inner hallway.

#### Family Room

14'2" x 13'3" (4.32m x 4.04m)

Sash window to front aspect, exposed floorboards, exposed timbers, radiator, power points, opening to.

#### Snug

13'3" x 9'2" (4.04m x 2.79m)

sash window to rear aspect, additional window to side aspect, radiator, power points, exposed timbers.

#### Inner Hallway

Window to rear aspect, single door to the rear garden, exposed timbers, exposed floorboards, door to cellar, open to.

#### Dining Room

15'3" x 13'7" (4.65m x 4.14m)

Window to rear aspect, feature inglenook fireplace with inset wood burning stove, solid wood flooring, exposed timbers, radiator, power points, door to rear lobby, door to.

#### Kitchen/Breakfast Room

20'5" x 18'9" (6.22m x 5.72m)

Windows to multiple aspects, vaulted ceiling with exposed timbers, base level units with solid wood working surfaces over, Rangemaster cooker with extractor over, 1 1/2 bowl sink with drainer unit, space for dishwasher, space for fridge/freezer, walk-in pantry with shelving, space for washing machine, space for tumble dryer, radiator, quarry tiled flooring. power points.

#### Rear Lobby

14'6" x 12'1" (4.42m x 3.68m)

Windows to multiple aspects, solid wood flooring, inset spotlights, power points, radiator, single door to rear aspect, door to cloakroom, door to.

#### Office

8'7" x 6'6" (2.62m x 1.98m)

Windows to multiple aspects, solid wood flooring, radiator, inset spotlights, power points.

#### Cloakroom

W.C, wash hand basin, solid wood flooring, radiator, inset spotlights.

#### Cellar

20'4" x 12' (6.20m x 3.66m)

Power & lighting.





**First Floor Landing**

Exposed timbers, power points, doors to.

**Principal Bedroom**

16'1" x 12'11" (4.90m x 3.94m)

Sash windows to multiple aspects, built-in wardrobes, exposed timbers, radiator, power points, T.V point, door to.

**En-Suite**

Enclosed shower cubicle, wash hand basin, part tiled walls, tiled flooring.

**Bedroom Two**

13'5" x 9'6" (4.09m x 2.90m)

Sash window to front aspect, exposed timbers, radiator, power points.

**Bedroom Three**

11'11" x 11'9" (3.63m x 3.58m)

Sash window to front aspect, exposed timbers, radiator, power points.

**Bedroom Four**

9'6" x 9'5" (2.90m x 2.87m)

Window to rear aspect, radiator, power points, built-in storage, built-in double wardrobe, door to.

**Loft Room/Potential Bedroom Five**

14'3" x 9'6" (4.34m x 2.90m)

Power points, lighting.

**Family Bathroom**

Enclosed bath with mixer taps, wash hand basin with pedestal, W.C, radiator, exposed timbers, exposed brickwork, inset spotlights, extractor fan.

**Shower Room**

Enclosed shower cubicle, wash hand basin with pedestal, W.C, extractor fan.

**Detached Open Barn**

42'5" x 21'5" (12.93m x 6.53m)

The detached open barn consists of four open bays, an enclosed bay and attached carport. The barn benefits from power and lighting.

**Cart Store**

24'12" x 9'5" (7.32m x 2.87m)

The cart store is divided into three sections. The structure is timber with a peg tiled roof.

**Single Garage**

15'6" x 8'10" (4.57m\* x 2.69m)

The single garage is located adjacent to the property. The single garage benefits from power, lighting and a double doors.

