

# PESTELL & Co

ESTABLISHED 1991



## GRANSMORE GREEN, FELSTED

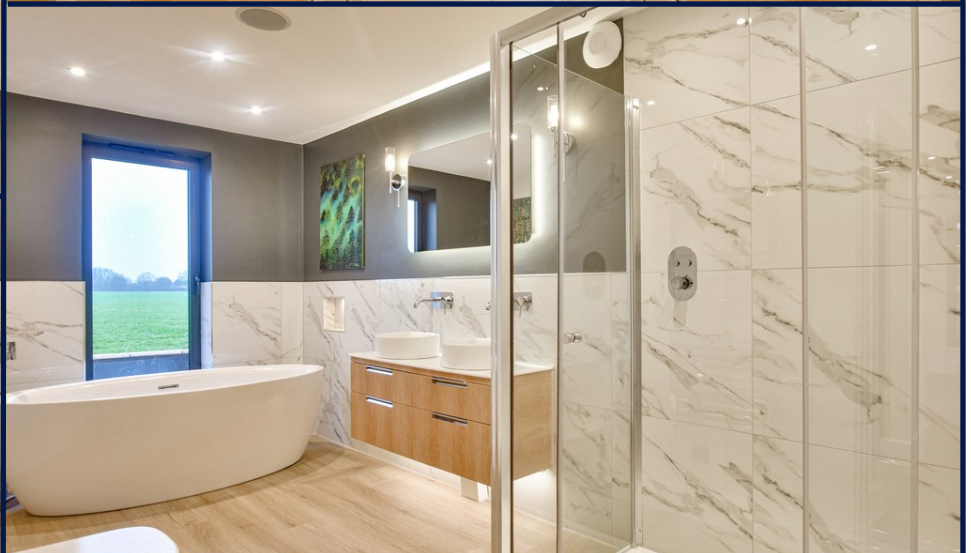
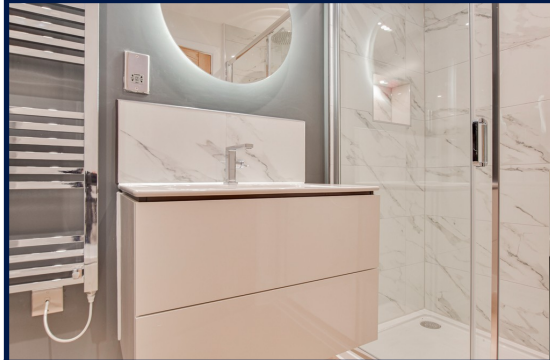
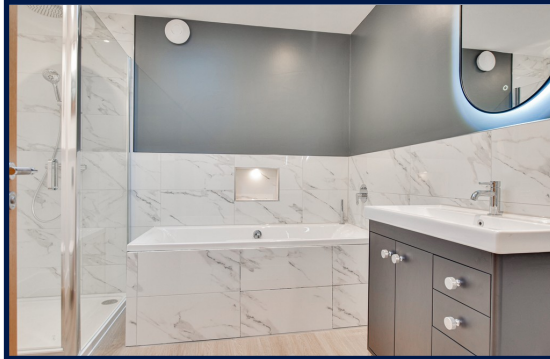
GUIDE PRICE – £1,150,000

- NO ONWARD CHAIN
- BRAND NEW 3 DOUBLE BEDROOM DETACHED BUNGALOW
- ELECTRICALLY OPERATED GATES TO FRONT
- UNDERFLOOR HEATING THROUGHOUT
- SPACIOUS OPEN PLAN LIVING, KITCHEN & DINING WITH SLIDING PATIO DOORS TO REAR GARDEN
- CEILING INTEGRATED SOUND SYSTEMS THROUGHOUT
- EN-SUITES TO 2 BEDROOMS
- BUILT-IN WARDROBES TO ALL BEDROOMS
- BEAUTIFUL FARMLAND VIEWS
- AMPLE OFF-STREET PARKING & GARAGE

We are delighted to offer, with NO ONWARD CHAIN, this brand new 3 double bedroom detached bungalow, located within the popular village of Felsted. The property boasts a spacious open plan living, kitchen & dining room with two sets of sliding patio doors leading to the entertaining terrace, integrated appliances to kitchen, feature media wall to living area, utility room and a cloakroom. There are 3 large bedrooms with a five piece en-suite & walk-in wardrobe to the principal suite, built-in triple wardrobes to bedrooms 2 & 3 and a four piece family bathroom. Externally, the property enjoys an entrance via automated gates, ample off-street parking, a garage, low-maintenance rear garden and beautiful farmland views beyond.







With composite door and glazed sidelights opening into:

### **Open Plan Living**

Split into a variety of sections including:

#### **Entrance Hall**

With inset ceiling downlighting, power points, large storage cupboard for coats and shoes, door to:

#### **Cloakroom**

Comprising a low level WC with integrated flush, vanity mounted wash hand basin with mixer tap and tiled splashback, window to front, inset ceiling downlighting, extractor fan, wood effect luxury vinyl flooring with underfloor heating.

#### **Kitchen Dining Area 24'5" x 20'1"**

With kitchen area comprising an array of eye and base level cupboards and drawers with stone worksurface, further island unit with stone worksurface, induction hob with extractor fan above, large fridge freezer, undercounter wine cooler, integrated twin oven, integrated dishwasher, integrated bin store, large twin door pantry, further twin door coffee station, inset ceiling downlighting, kickboard display lighting, window overlooking farmland views, further sliding patio doors to entertaining decking area, ceiling lightwells, integrated ceiling sound system, wood effect luxury vinyl flooring with underfloor heating, further door and window to side, door to:

#### **Utility Room 12'4" x 5'3"**

With wood effect worksurface and splashback, storage cupboards beneath, recess power and plumbing for both washing machine and tumble dryer, sink unit with mixer tap, window to rear, inset ceiling downlighting, extractor fan, power points, wood effect luxury vinyl flooring with underfloor heating, large cupboard with sliding doors housing the property's plant including the pressurised hot water cylinder, underfloor heating manifold, fuseboards, sound system control and storage.

#### **Living Room 18'0" x 17'6"**

With feature media wall with display shelving and lighting, contemporary fireplace, recess for wall mounted TV, windows to front, sliding patio doors and sidelights leading onto rear entertaining terrace and farmland views beyond, inset ceiling downlighting, ceiling sound system, wood effect luxury vinyl flooring with underfloor heating, array of power points, corridor with doors to bedrooms.

#### **Principal Bedroom Suite - 15'6" x 14'6"**

With window to entertaining decking, further sliding patio doors and window overlooking farmland views, inset ceiling downlighting, sidelight and reading lighting, integrated ceiling sound system, wood effect luxury vinyl flooring with underfloor heating, opening to:

#### **Walk-In Wardrobe**

With wall-to-wall hanging rail, shelving and drawers, inset ceiling downlighting, window to rear overlooking farmland views, wood effect luxury vinyl flooring with underfloor heating.

#### **En-suite 15'6" x 7'5"**

A 5 piece bathroom suite with fully tiled and glazed oversized shower cubicle with integrated twin head shower, his & hers vanity mounted wash hand basins with mixer tap and vanity mirror with lighting above, close coupled WC, free-standing bath with mixer tap, window overlooking farmland views, inset ceiling downlighting, ceiling integrated sound system, half-tiled surround, wood effect luxury vinyl flooring with underfloor heating, wall mounted chromium heated towel rail.

#### **Bedroom 2 – 14'2" x 12'5"**

With windows to side and front aspects, built-in triple wardrobe with hanging rail and shelving within, inset ceiling downlighting, ceiling integrated sound system, wood effect luxury vinyl flooring with underfloor heating, door to:

#### **En-suite**

Comprising a fully tiled and glazed shower cubicle with integrated twin head shower, vanity mounted wash hand basin with mixer tap and tiled splashback, vanity mirror and electric shaving point above, low level WC with integrated flush, wall mounted chromium heated towel rail, ceiling lightwell, inset ceiling downlighting, wood effect luxury vinyl flooring with underfloor heating.

#### **Bedroom 3 – 13'8" x 12'10"**

With built-in triple wardrobe with hanging rail and shelving within, windows to front, inset ceiling downlighting, ceiling integrated sound system, bedtime reading lamps, array of power points, wood effect luxury vinyl flooring with underfloor heating.

#### **Family Bathroom**

Comprising a four piece suite of panel enclosed bath with shower attachment and mixer tap, fully tiled and glazed shower cubicle with integrated twin head shower, vanity mounted wash hand basin with mixer tap, half-tiled surround, vanity mirror above, low level WC with integrated flush, inset ceiling downlighting, extractor fan, wood effect luxury vinyl flooring with underfloor heating.



# OUTSIDE

## The Front

The front of the property is approached via an electric sliding gate and close boarded fencing onto a large shingle supplying ample off-street parking for numerous vehicles (at least 5), large lawn with feature silver birch tree and planting, contemporary storm porch with decking and lighting, further access to a detached garage with electric roller shutter doors, power and lighting within, personnel gate leading to:

## Rear Entertaining Garden

Laid to a low maintenance of shingle with steps up to a covered entertaining decked area with outside lighting, heating and roof lantern, outside power points can also be found, all overlooking the local farmland.



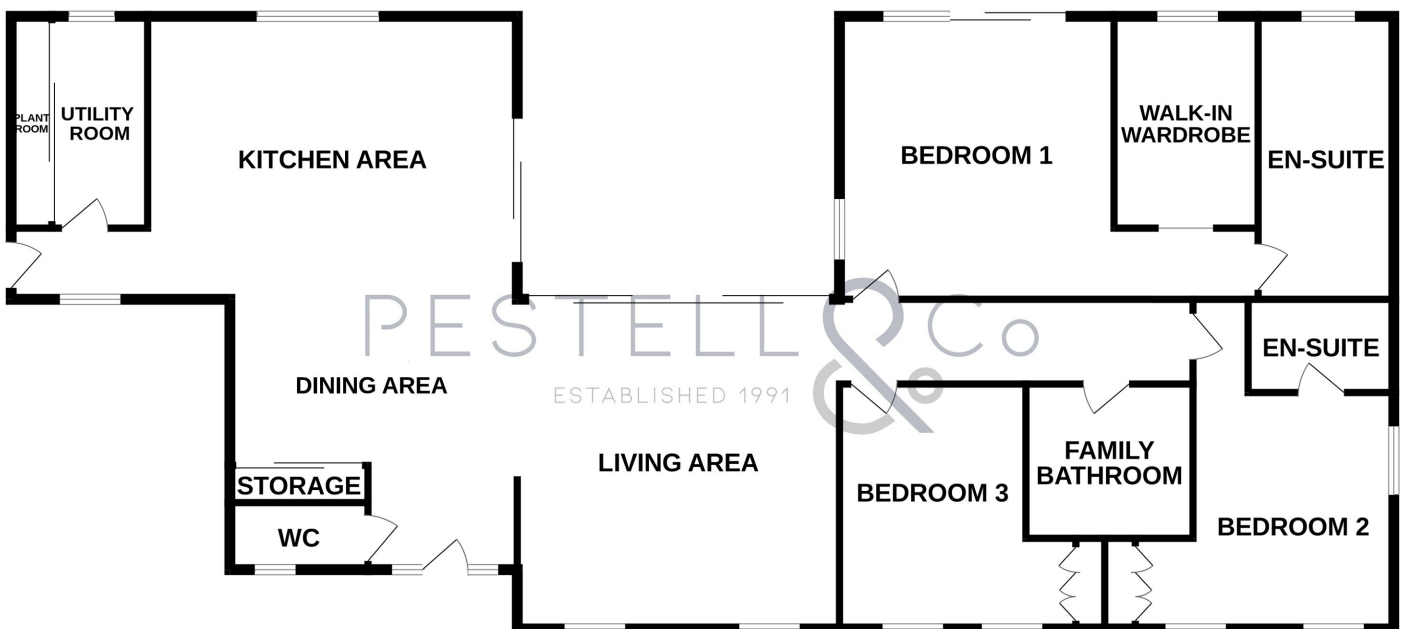
# DETAILS

EPC

TO FOLLOW...

FLOOR PLAN

1975 sq.ft. (183.5 sq.m.) approx.



TOTAL FLOOR AREA : 1975 sq.ft. (183.5 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.  
Made with Metropix ©2026

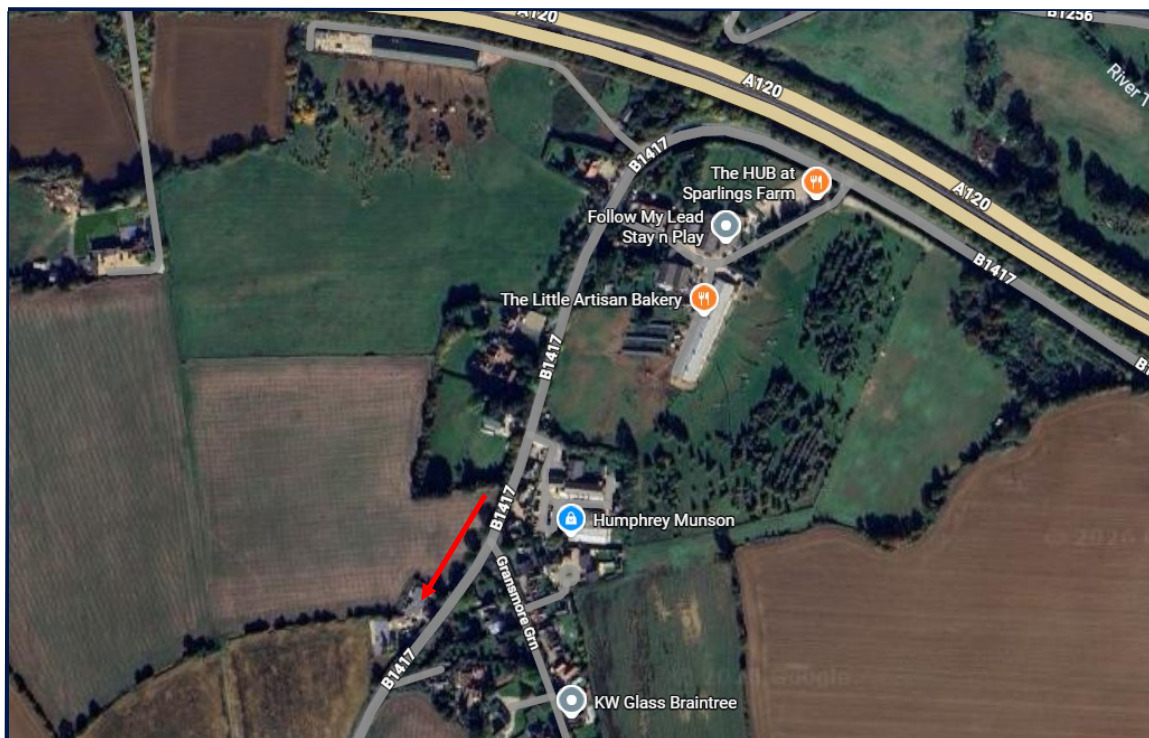


# GENERAL REMARKS & STIPULATIONS

The property is located in the enviable village of Felsted with it's esteemed independent school being within a short drive. 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

Elm House, Gransmore Green, Felsted, Essex, CM6 3LA

## COUNCIL TAX BAND

Band TBC

## SERVICES

Underfloor heating throughout, private drainage and mains water

## 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 11/02/2026. 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 34 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?