



## BANNISTER GREEN, FELSTED

GUIDE PRICE – £520,000

- THE ORIGINAL EDWARDIAN FARMHOUSE OF BANNISTER GREEN WITH PERIOD FEATURES
- LIVING ROOM WITH LARGE BAY WINDOW AND FEATURE VICTORIAN IRON FIREPLACE WITH MODERN DANISH WOOD BURNING STOVE
- BOTH DINING ROOM AND CONSERVATORY WITH SLIDING PATIO DOORS TO REAR GARDEN
- FITTED KITCHEN WITH EAST & SOUTH ASPECTS
- THREE BEDROOMS, A FAMILY BATHROOM AND GROUND FLOOR CLOAKROOM
- BEAUTIFULLY PRESENTED REAR GARDEN WITH A LARGE HEDGE OFFERING SHELTER AND SECLUSION
- SEPARATE SINGLE GARAGE SPLIT INTO 2 AREAS FOR UTILITY AND STORAGE WITH DRIVEWAY SUPPLYING OFF-STREET PARKING FOR 3 VEHICLE

We are pleased to offer this well-presented three bedroom detached property, located within the popular village of Felsted. The ground floor consists of a living room with large feature bay window, dining room with sliding patio doors to rear garden, a lovely conservatory, kitchen and cloakroom. There are three bedrooms to the first floor, with double doors to a built-in cupboard to bedroom 3, and a four piece family bathroom. The front of the property enjoys a driveway supplying off-street parking for 3 vehicles, a garage which is currently split into 2 areas of utility and storage, and lawn with a flower bed. The beautifully presented rear garden is laid to large lawn, patio, brick pathways, 2 feature ponds and a large hedge offering shelter and seclusion.





With composite panel and obscure glazed front door opening into:

### **Entrance Lobby**

With ceiling lighting, wall mounted radiator, fitted carpet, timber and obscure glazed door into:

### **Entrance Hall**

With stairs rising to first floor landing, ceiling lighting, wall mounted radiator, power point, obscure glazed doors to rooms.

### **Cloakroom**

Comprising a close coupled WC, vanity mounted wash hand basin with mixer tap and tiled splashback, obscure window to front, ceiling lighting, wall mounted radiator, tile effect linoleum flooring.

### **Living Room 17'11" x 12'6"**

With large bay window to front, Victorian iron fireplace with modern Danish wood burning stove, wall mounted lighting, wall mounted radiator, fitted carpet, TV and power points, twin clear glazed doors leading to:

### **Dining Room 12'9" x 11'3"**

With sliding patio door leading out to the rear garden, wall mounted lighting, wall mounted radiator, telephone point and carpet, obscure glazed door to:

### **Kitchen 16'1" x 7'5"**

Comprising an array of eye and base level cupboards and drawers with complimentary stone effect worksurface, tiled splashback, composite single bowl single drainer sink unit with mixer tap, plumbing and power points for free-standing washing machine and dishwasher, free-standing Hotpoint twin oven with electric 4-ring hob and extractor fan above, windows to both south and east aspects and further panel and clear glazed door to rear garden, ceiling lighting, wall mounted chromium heated towel rail, tile effect flooring, array of power points, understairs storage cupboard with wall mounted Viessmann boiler.

### **Conservatory 11'1" x 10'6"**

With clear glazed door from dining room, glazed on the east, north and west aspects with a glass roof, uPVC construction, feature exposed brick wall with wall mounted lighting, electric power points, wall mounted radiator, tiled flooring, sliding patio door leading out to the rear garden.

### **First Floor Landing**

With window to south aspect, ceiling lighting, fitted carpet, power point and wood panelled doors to rooms.

### **Bedroom 1 – 12'4" x 11'0"**

With window overlooking the rear garden, ceiling lighting, wall mounted radiator, power points and fitted carpet.

### **Bedroom 2 – 10'9" x 11'5" > 10'2"**

With window to front, ceiling lighting, wall mounted radiator, power points and fitted carpet.

### **Bedroom 3 – 9'1" x 7'10"**

With window overlooking the rear garden, built-in cupboard with double doors with hot water cylinder and shelving within, wall mounted radiator, power points, fitted carpet and access to loft which is boarded, enjoys lighting and a ladder.

### **Family Bathroom - 8'9" x 6'4"**

Comprising a four piece suite of panel enclosed bath with mixer tap and shower attachment over, separate rainfall shower system, tiled surround with glazed screen, close coupled WC, bidet, vanity mounted wash hand basin with mixer tap, vanity mirror with touch sensor lighting and electric shaving point above, storage beneath, ceiling lighting, extractor fan, obscure window to front, wall mounted chromium heated towel rail with rolled radiator beneath, tiled flooring.

# OUTSIDE

## The Front

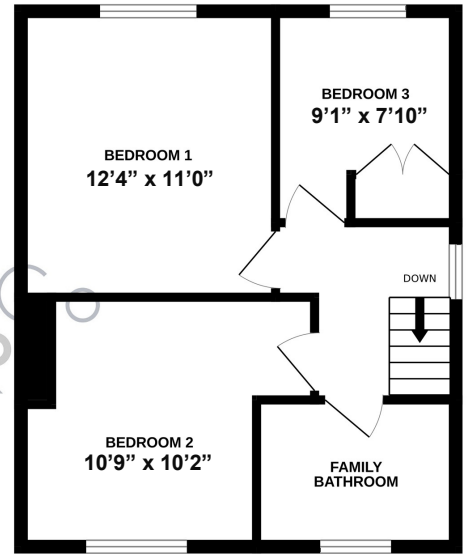
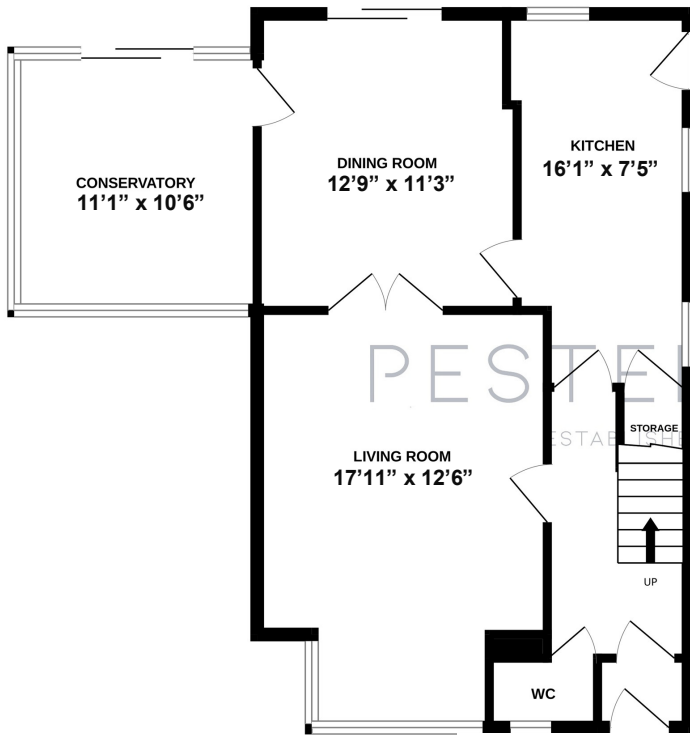
The front of the property is approached via a tarmac driveway supplying off-street parking for 3 vehicles and lawn frontage with flower bed, step leading to front door, outside water point, pedestrian gate to the rear garden, access to:

## Garage

With up-and-over door, power and lighting within, currently split into 2 sections of storage and utility with the utility area enjoying power and a half-tiled surround, windows and door to:

## Rear Garden

A beautifully presented garden with a large lawn, patio area, hard standing with timber shed, mature shrub and herbaceous borders, 2 feature ponds, a large hedge offering shelter and seclusion, outside lighting and brick pathways can also be found.



TOTAL FLOOR AREA : 1105 sq.ft. (102.6 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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## DETAILS

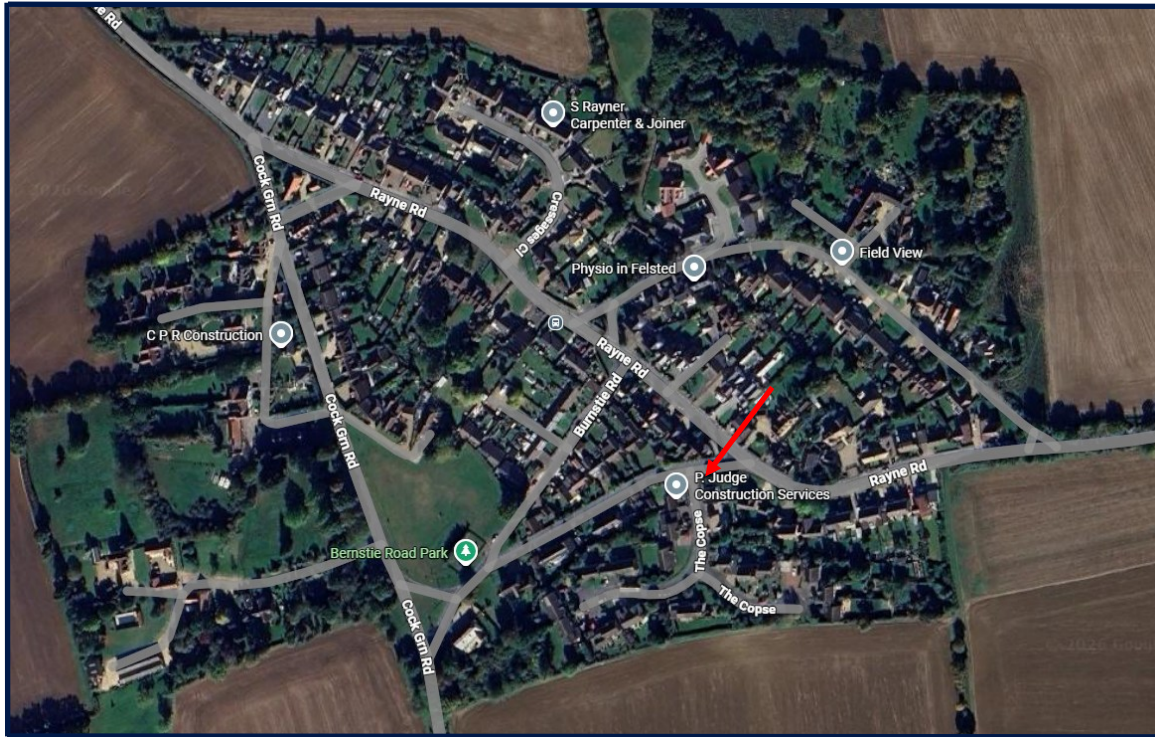
### EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

# GENERAL REMARKS & STIPULATIONS

The Copse is a cul-de-sac backing onto an extensive network of footpaths near to Bannister Green's own large green and playground with Felsted primary school 0.5 miles away and the private prep and senior school in Felsted village 1.5 miles away. Felsted village has its own Post Office and very well stocked village shop and doctor's surgery together with pubs, cafes and independent shops. Ideally situated between Chelmsford and Great Dunmow, Stansted International Airport can be accessed in 20 minutes and Central London can be accessed via Chelmsford City Mainline Railway Station or via Stansted Airport in just 50 minutes. A 24/7 bus service also provides access to Stansted Airport and there is a regular weekday and Saturday bus service to Chelmsford and neighbouring villages. Equidistant between the market towns of Great Dunmow and Braintree with access to shops, schools, restaurants, public houses, recreational facilities and retail parks and the A120 giving further access to M11/M25.

## DIRECTIONS



## FULL PROPERTY ADDRESS

Woods Farmhouse, Bannister Green, Felsted,  
CM6 3NP

## SERVICES

Gas fired central heating, Mains electricity and  
water

## COUNCIL TAX BAND

Band E

## 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 20/02/2026. 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

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

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