



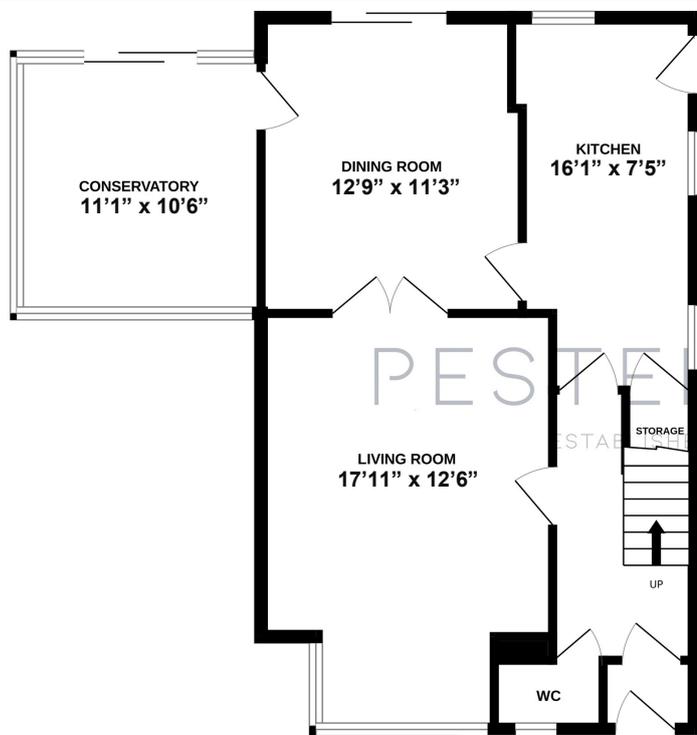
## BANNISTER GREEN, FELSTED

GUIDE PRICE – £535,000

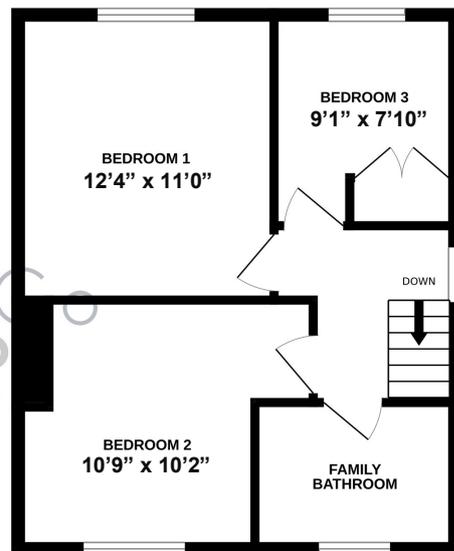
- THE ORIGINAL EDWARDIAN FARMHOUSE OF BANNISTER GREEN WITH PERIOD FEATURES
- LIVING ROOM WITH LARGE BAY WINDOW AND FEATURE VICTORIAN IRON FIREPLACE WITH MODERN DANISH WOOD BURNING STOVE
- BOTH DINING ROOM AND CONSERVATORY WITH SLIDING PATIO DOORS TO REAR GARDEN
- FITTED KITCHEN WITH EAST & SOUTH ASPECTS
- 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







GROUND FLOOR  
676 sq.ft. (62.8 sq.m.) approx.



1ST FLOOR  
428 sq.ft. (39.8 sq.m.) approx.

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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## 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.

### FULL PROPERTY ADDRESS

Woods Farmhouse, Bannister Green, Felsted,  
CM6 3NP

### SERVICES

Gas fired central heating, Mains electricity and  
water

### COUNCIL TAX BAND

Band E

### EPC BAND

To Follow

### 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.