

- **Executive Detached Family Home with adjacent Cottage totalling 5,850 sq ft.**
- **Walking distance to Felsted School**
- **New Hall collection point opposite**
- **7 Bedrooms | 6 Bath / Shower Rooms (4 En-Suite)**
- **Beautiful Landscaped Rear Garden**
- **Garage with ample off street parking**
- **Planning Permission granted for Cart Lodge and further extension**



**The Oak House & Acorn Cottage
at Gransmore, Felsted
P.O.A.**

THE PROPERTIES

A deceptively spacious and versatile home approaching some 3,850 sq ft with an adjacent 2000 sq ft Cottage. These properties have been built to a bespoke design with an emphasis on both family living and formal/informal entertaining.

- Favourable south-westerly aspect with beautiful uninterrupted countryside views.
- Under-floor heating throughout the ground floors and part first floor (Main House).
- Fully integrated entertainment system.
- 'Helvar' integrated mood lighting throughout most rooms.
- Carriage Driveway



Large Reception Hall
21'4" x 10'10"
(6.5m x 3.3m)

**Kitchen Breakfast
Family Room**
29'1" x 14'8"
(8.86m x 4.47m)

Large Utility Room
11'1" x 8'4"
(3.38m x 2.54m)



Sitting Room
18'7" x 17'7" (5.66m x 5.36m)

Dining Room
14'4" x 15'2" > 13'5"
(4.39m x 4.62m > 4.09m)

2nd Reception Room
10'3" x 12'5" (3.12m x 3.78m)

Cloakroom
4'9" x 6' (1.45m x 1.83m)



Large Reception Hall: 21'4 x 10'10 (6.5m x 3.3m)

With feature solid Oak turn staircase to first floor landing, insert ceiling down lighters, Travertine flooring, under stairs storage, coat cupboard and doors to rooms:

Kitchen/Breakfast/Family Room 29'1 x 14'8 (8.86m x 4.47m)

Previously featured in one of the '25 Beautiful Kitchens' magazine, comprising an array of eye and base level units, cupboards and drawers, granite and Corian work surfaces with up-stands, integrated sink with further vegetable sink, integrated waste disposal unit Miele Hob further Miele appliances include coffee machine, microwave oven grill, steam oven and oven with two warming drawers, dishwasher, double opening fridge and double opening freezer, integrated dual temperature controlled wine cooler, AEG glass washer, concealed work surface lighting, a feature Corian octagonal breakfast table with integral mood lighting. To the western aspect of the kitchen there is a vaulted area currently used as an informal sitting area with double opening French doors and side windows providing views across the extensive Indian sandstone terracing, rear gardens and beautiful farmland beyond. There is also access to the integral garage.

Large Utility Room: 11'1 x 8'4 (3.38m x 2.54m)

Comprising of eye and base level units and drawers a further integrated dishwasher, single bowl single drainer stainless steel sink unit with mixer tap, recess and plumbing for washer and dryer, access to the house main service systems and personnel door to side.

Sitting Room: 18'7 x 17'7 (5.66m x 5.36m)

A beautifully proportioned room with feature bespoke stone fireplace with contemporary Morso wood burner, Oak flooring, insert ceiling lighting, French doors to patio and rear garden and two windows to side. Integrated home cinema sound system.

Dining Room: 14'5 x 15'2 > 13'5 (4.39m x 4.62m > 4.09m)

With Oak flooring, windows to side, central ceiling light point, mains gas point connection for future fireplace if required.

2nd Reception Room – Currently used as an Office: 10'3 x 12'5 (3.12m x 3.78m)

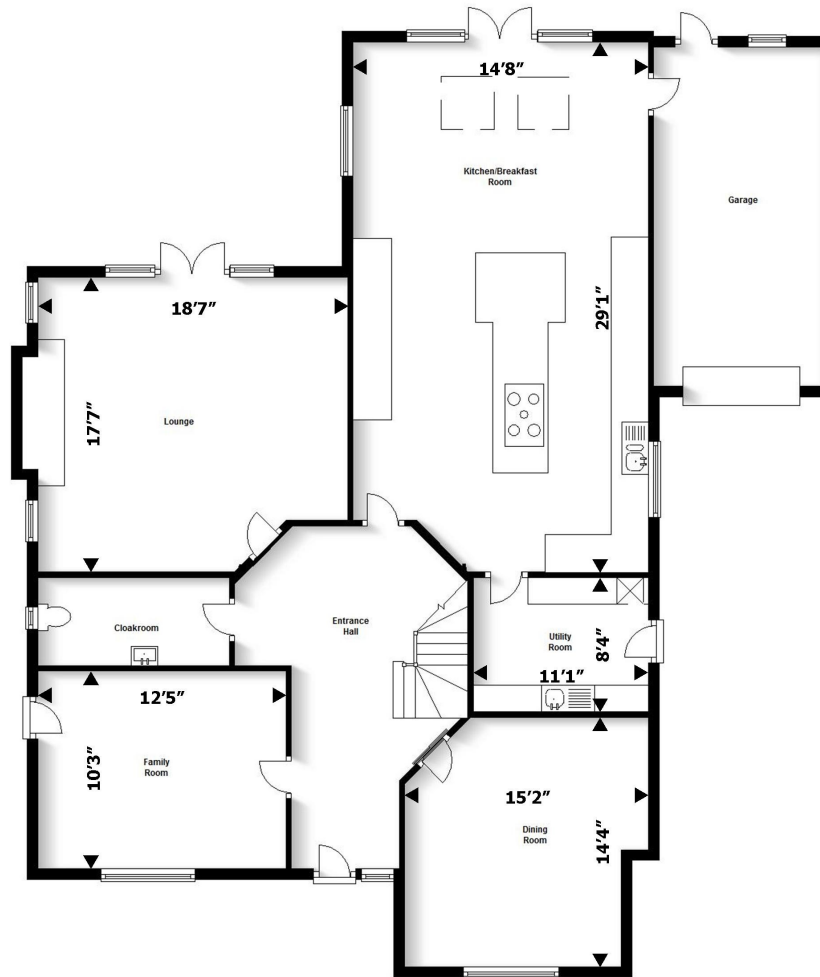
With window to front, separate access door to side, insert ceiling down lighters, multiple power and telephone points offering full layout versatility. This room would also be well suited to a children's play room or TV room.

Cloakroom: 4'9 x 6' (1.45m x 1.83m)

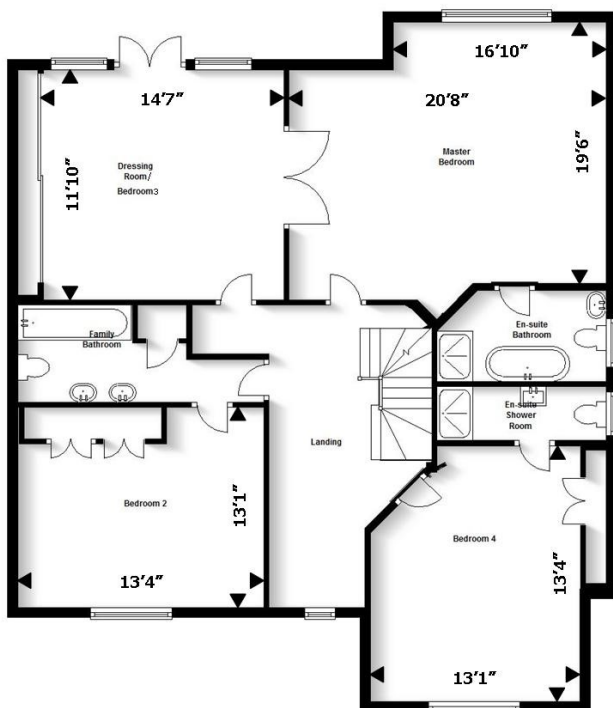
A low level and integrated flush W.C. with soft closing seat, circular wall mounted contemporary wash hand basin with tiled splashback and mixer tap, display shelving, tiled flooring, obscure window to side, ceiling lighting.

**WANT TO VIEW THIS PROPERTY? DO YOU HAVE ANY QUESTIONS?
PLEASE DO NOT HESITATE TO CONTACT US 01371 879100**

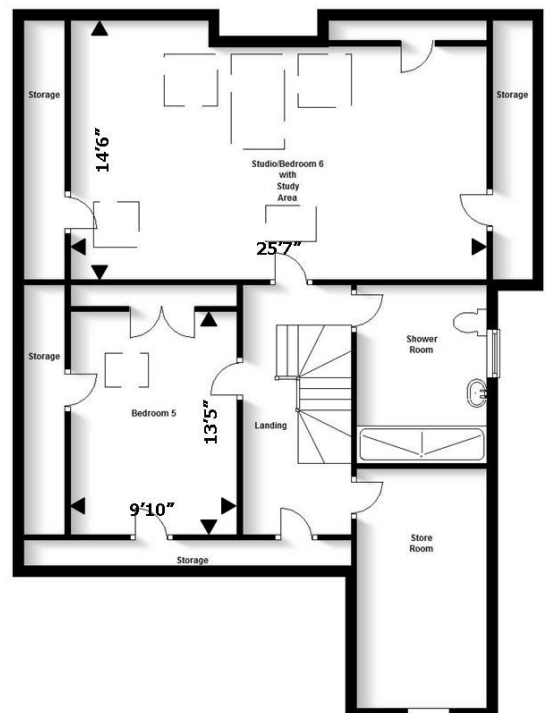
Ground Floor



First Floor



Second Floor





Master Bedroom Suite:
20'8 > 16'10 x 19'6 (6.3m > x 5.13m x 5.94m)

Dressing Room
14'7 x 11'10 (4.44m x 3.61m) to wardrobe

En-suite Bath and Shower Room
11'1 x 9'8 (3.38m x 2.95m)





First Floor Landing
21'5" x 8' (6.53m x 2.44m)

Bedroom 2:
13'1 x 13'4 (3.99m x 4.06m)

Family Bathroom:
7'8 x 13'2 (2.34m x 4.01m)

Bedroom 4/Guest Suite:
13'1 x 13'4 (3.99m x 4.06m)

En-Suite Shower Room

Second Floor Landing
16'4 x 7'6 (4.87m x 2.29m)

Bedroom 3:
25'7 x 14'6 (7.8m x 4.42m)

Bedroom 5:
9'10 x 13'5 (3m x 4.09m)

Shower Room:
12'1 x 7'7 (3.68m x 2.29m)

Laundry Room or Store:
9'5 x 13'9 (2.87m x 4.19m)



First Floor Landing: 21'5 x 8' (6.53m x 2.44m)

Which is a spacious landing with window to front, insert ceiling down lighters, further turn staircase to second floor and doors to rooms:

Master Bedroom Suite: 20'8 max > 16'10 x 19'6 (6.3m max > x 5.13m x 5.94m)

A truly impressive arrangement with far reaching views across the garden and unspoilt countryside, insert ceiling down lighters, integrated sound system and under-floor heating throughout the master suite. Double opening doors to:

Dressing Room: 14'7 x 11'10 (4.44m x 3.61m) to wardrobe

This room could also be used as bedroom 6 or alternatively a beautiful nursery. Currently used as a very generous dressing room with 4 full length fitted wardrobes with hanging rail shelving and drawers, full length mirror, French doors opening onto a Juliette balcony with side lights again offering farmland views.

En-suite Bath and Shower Room: 11'1 x 9'8 (3.38m x 2.95m)

Comprising a white Roca suite with large oval contemporary bath with mixer tap and shower attachment, a close-coupled low level flush w.c and wall mounted wash hand basin. There is also a double glass walk-in shower with full tiled surround, chromium heated towel rail, insert ceiling down lighters, integrated sound system, obscure window to side, integrated vanity unit, anti mist mirror.

Bedroom 2 13'1 x 13'4 (3.99m x 4.06m)

With window to front fitted radiator and en-suite access to family bathroom.

Family Bathroom: 7'8 x 13'2 (2.34m x 4.01m)

A large bathroom comprising a white suite with low level flush w.c with soft close seat, his and hers circular raised wash hand basins set on a mosaic tiled pedestal with mixer tap, panel enclosed p-shaped bath with a central mixer tap, integrated shower, insert ceiling down lighters, obscure window to side, extractor fan, airing cupboard with racking, heated towel rail and tiled flooring.

Bedroom 4 /Guest Suite: 13'1 x 13'4 (3.99m x 4.06m)

With windows to front, large integrated wardrobe, storage and display shelving, insert ceiling down lighters, fitted radiator and door to:

En-suite Shower Room

Comprising a white suite with close coupled w.c. with soft close seat, pedestal wash hand basin with mixer tap, fully tiled integrated shower, insert ceiling down lighters, extractor fan, heated towel rail and obscure window to side.

Second Floor Landing: 16'4 x 7'6 (4.98m x 2.29m)

With large eaves storage cupboard, ceiling lighting, smoke alarm and doors to rooms:

***Bedroom 3: 25'7 x 14'6 (7.8m x 4.42m)**

This is a unique and versatile space situated at the top of the house, with a glazed retractable balcony with stunning views, eaves storage, further vaulted Velux to ceiling and side, fitted radiator.

Bedroom 5: 9'10 x 13'5 (3m x 4.09m)

With window to side, large integrated wardrobe with hanging rail and lighting, eaves storage, fitted radiator, insert ceiling down lighters.

Shower Room: 12'1 x 7'6 (3.68m x 2.29m)

Comprising a close coupled w.c. with soft close seat, integrated wash hand basin with tiled surround, shower with separate tiled seating area, extractor fan, insert ceiling down lighters, window to side, heated towel rail.

Laundry Room or Store: 9'5 x 13'9 (2.87m x 4.19m)

With window to front, currently used as a store /drying room and housing the extensive pressurised hot water system. Provision has been made here for washing machine / dryer services should more extensive laundry facilities be required.

***Agents Note: Bedroom 3 or the entire second floor could very well suit somebody with a work from home need, teenager or au-pair's apartment.**

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THE PROPERTY

The property situated within approximately 0.3 of an acre, is approached via a carriage driveway, laid primarily to shingle, with a grassed island and two mature trees. There is parking for numerous vehicles and a block-paved area leading to an oversized single garage with up and over door with a vaulted area and further roof storage, integrated ceiling down lighters, window to rear and single door to:

Rear Garden

This professionally landscaped garden has a stunning aspect. Laid primarily to lawn with mature shrub and herbaceous flower beds, there is a paved terrace ideal for entertaining with a stepping stone pathway leading to a decked pergola. Mature trees also found include Oak, Field Maple, Hawthorn, Holly and Cherry, water, electric and lighting can also be found.

The main feature of the garden however has to be its unspoilt far-reaching views across the beautiful open countryside of the river Chelmer Valley.



ACORN COTTAGE

A magnificent large contemporary, open plan property with double height ceiling which is currently independent of the main home but has been designed to be potentially linked stpp.

- Planning permission to convert into a 4 bedroom property, cart lodge and further side extension.
- Successful rental history.
- Under-floor heating throughout the ground floor.
- Fully integrated entertainment system with cinema surround sound and mood lighting.



Large open plan Living, Dining and Kitchen Area

Fantastic Mezzanine





Master Bedroom with Ensuite
Bedroom 2
Family Bathroom



Energy Performance Certificate



Granmore, Causeway End, Felsted, DUNMOW, CM6 3EY

Dwelling type: Detached house
Date of assessment: 16 November 2013
Date of certificate: 22 November 2013
Reference number: 9111-2866-7497-9797-8545
Type of assessment: RdSAP, existing dwelling
Total floor area: 328 m²

Use this document to:

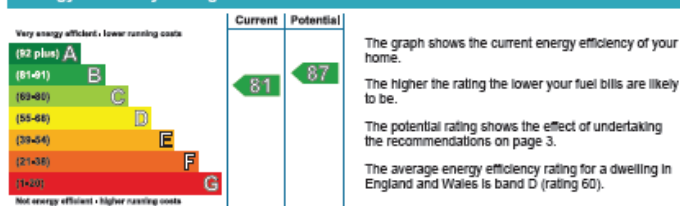
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

| | |
|---|---------|
| Estimated energy costs of dwelling for 3 years: | £ 3,633 |
| Over 3 years you could save | £ 168 |

| Estimated energy costs of this home | | | |
|-------------------------------------|----------------------|----------------------|--------------------------|
| | Current costs | Potential costs | Potential future savings |
| Lighting | £ 510 over 3 years | £ 315 over 3 years | |
| Heating | £ 2,761 over 3 years | £ 2,808 over 3 years | |
| Hot Water | £ 342 over 3 years | £ 342 over 3 years | |
| Totals | £ 3,633 | £ 3,465 | |

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

| Recommended measures | Indicative cost | Typical savings over 3 years | Available with Green Deal |
|---|------------------|------------------------------|---------------------------|
| 1 Low energy lighting for all fixed outlets | £150 | £ 168 | |
| 2 Solar photovoltaic panels, 2.5 kWp | £9,000 - £14,000 | £ 735 | ✓ |
| 3 Wind turbine | £1,500 - £4,000 | £ 249 | ✓ |

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Energy Performance Certificate



Acorn Cottage, Causeway End, Felsted, DUNMOW, CM6 3EY

Dwelling type: Detached house
Date of assessment: 17 January 2014
Date of certificate: 21 January 2014
Reference number: 0210-2883-7099-9694-6605
Type of assessment: RdSAP, existing dwelling
Total floor area: 185 m²

Use this document to:

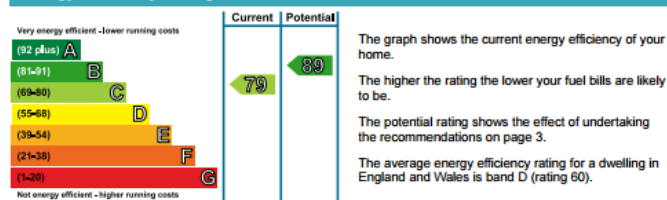
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

| | |
|---|---------|
| Estimated energy costs of dwelling for 3 years: | £ 2,571 |
| Over 3 years you could save | £ 300 |

| Estimated energy costs of this home | | | |
|-------------------------------------|----------------------|----------------------|--------------------------|
| | Current costs | Potential costs | Potential future savings |
| Lighting | £ 438 over 3 years | £ 243 over 3 years | |
| Heating | £ 1,776 over 3 years | £ 1,812 over 3 years | |
| Hot Water | £ 357 over 3 years | £ 216 over 3 years | |
| Totals | £ 2,571 | £ 2,271 | |

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

| Recommended measures | Indicative cost | Typical savings over 3 years | Available with Green Deal |
|---|------------------|------------------------------|---------------------------|
| 1 Low energy lighting for all fixed outlets | £85 | £ 168 | |
| 2 Solar water heating | £4,000 - £6,000 | £ 129 | ✓ |
| 3 Solar photovoltaic panels, 2.5 kWp | £9,000 - £14,000 | £ 759 | ✓ |

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

THE LOCATION

The Oak House and Acorn Cottage are located in the sought-after North Essex village of Felsted which has been voted one of the top ten places to live in a *Sunday Times* survey. Felsted is particularly popular for its schools, notably Felsted School which was founded in 1564 by Lord Riche who is buried in the Holy Cross Church. The village offers a variety of amenities catering for all daily needs including; General Store with Post Office and various other smaller shops, a delicatessen and coffee shop, three restaurants and two public houses. New Hall Private School is also close by offering a bus service direct from Felsted Village and the prestigious Bishop Stortford College is approximately 20 mins away. There are also local bus services which run regularly to and from Stansted, Chelmsford, Gt Dunmow and Braintree and main line rail links to London Liverpool Street are from Braintree, Chelmsford and Stansted. By car the A12 and M11 are reached in some twenty minutes whilst Stansted airport is approximately fifteen minutes distant.

GENERAL REMARKS & STIPULATIONS

FULL ADDRESS

SERVICES

LOCAL AUTHORITY

COUNCIL TAX BAND

VIEWING

DIRECTIONS

Folio D2651

The Oak House and Acorn Cottage, Gransmore, Chelmsford Road, Felsted, Essex CM6 3EY

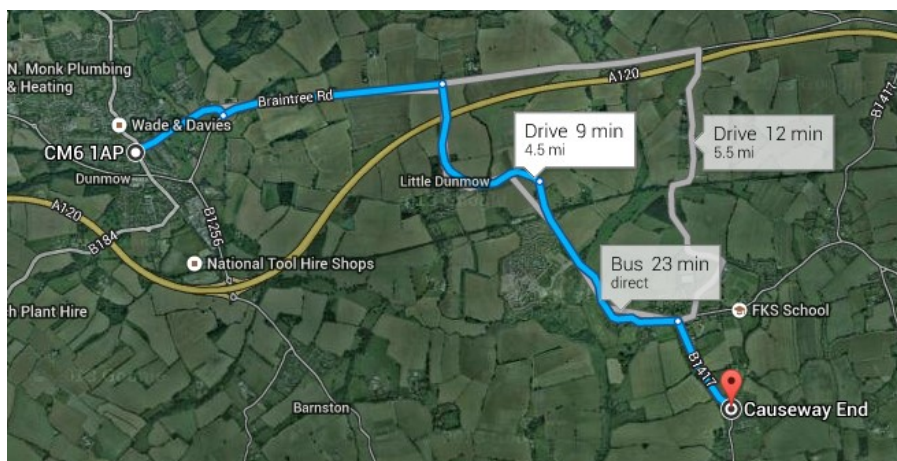
Gas fired central heating, Mains electricity and Water

Uttlesford District Council, London Road, Saffron Walden, CB11 4ER
01799 510510

Band G

Strictly by appointment with the selling agent Pestell & Co. If there are any points which are of importance to you, we invite you to discuss them with us prior to you travelling to the property.

From Great Dunmow head north towards the High St/B184, exit the roundabout onto Braintree Road, turn left onto Braintree Rd/B1256, take the first right toward Station Road, continue straight onto Station Road, turn right onto Chelmsford Rd/B1417 and property will be on your left.



OFFICE OPENING TIMES

IMPORTANT NOTICE

7 days a week. Monday to Friday 9.00am to 6.00pm, Saturday's 9.00am to 5.00pm and Sunday's 10.00am to 1.00pm.

AGENTS NOTE: 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.

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call one of our experienced team for further
information.**