



HARTFORD END, FELSTED GUIDE PRICE: £1,195,000



RECENTLY CONSTRUCTED FOUR DOUBLE BEDROOM DETACHED PREMIUM HOUSE
LARGE BESPOKE KITCHEN DINER | SEPARATE UTILITY ROOM AND BOOT ROOM
ROOM | LARGE FAMILY ROOM WITH GLAZED ROOF LANTERN HOME OFFICE
EXTENSIVE ENTERTAINING BASEMENT AND HOME GYM (EQUIPMENT NOT INCLUDED) | OFF STREET PARKING FOR NUMEROUS VEHICLES | HIGH QUALITY FIXTURES AND FITTINGS THROUGHOUT | AIR SOURCE HEAT PUMP & HEAT RECOVERY SYSTEM | FARMLAND AND COUNTRYSIDE VIEWS TO BOTH FRONT AND REAR

THE PROPERTY

Recently constructed four double bedroom premium detached house. Consisting of a large bespoke open plan kitchen diner leading into a beautiful family room with farmland and countryside views, large home office, four double bedrooms with the principle bedroom enjoying a walk-in wardrobe as well as en-suite, four piece family bathroom. There is a large entertaining basement currently set up as cinema, bar and games room and additional home gym (equipment not included). Off street parking for numerous vehicles and rear garden with the aforementioned farmland and countryside views.



ENTRANCE HALL

CLOAKROOM

FAMILY ROOM 21'11 X 16'8

KITCHEN DINER 45'2 X 14'8

BOOT ROOM

UTILITY ROOM 18'7 X 4'11

HOME OFFICE 13'8 X 11'9





FIRST FLOOR LANDING

PRINCIPLE BEDROOM SUITE 16'8 X 15'8

EN-SUITE

BEDROOM 2 13'7 X 9'1

BEDROOM 3 19'5 MAX X 8'6 MAX

BEDROOM 4 13'8 X 8'7

FAMILY BATHROOM

ENTERTAINING BASEMENT 37'11 X 14'8

GYM 21'6 MAX X 19'2 MAX



With composite glazed front door leading into:

ENTRANCE HALL

With inset ceiling downlighting, tiled flooring, power points, large storage cupboard with censored lighting, turned hand crafted oak staircase leading up to first floor landing and down to entertaining basement, smoke alarm, burglar alarm, additional storage cupboard housing power points, fuse board and underfloor heating and doors to rooms.

CLOAKROOM

Comprising a low level WC with integrated flush, vanity mounted hand wash basin with twin taps and storage beneath, Corian surface, tiled splashback, electric vanity mirror, obscure window to side, inset ceiling downlighting, air extraction points and tiled flooring with underfloor heating.

FAMILY ROOM—21'11" X 16'8"

With windows and French doors on two aspects, additional lantern to roof flooding the room with natural daylight and enjoying far reaching farmland and countryside views, built-in electric fireplace with surround and hearth, TV, telephone and power points, tiled flooring with underfloor heating and two openings into:

KITCHEN DINER—45'2" X 14'8"

With kitchen comprising an array of eye and base level cupboards and drawers along with a large island unit with marble work surfaces, under sunk 1 bowl stainless steel sink unit with work surface integrated drainer and a Quooker mixer tap, integrated electric hob with extractor fan above and stone splashback, undercounter Neff double oven and combination oven microwave and warming drawer, integrated Miele fridge and freezer, integrated Miele dishwasher, additional built-in furniture including integrated wine cooler and display unit, inset ceiling downlighting and display lighting, display counter top lighting, smoke alarm, air purification point, tiled flooring with underfloor heating, an array of TV, telephone and power points, feature bay window to front of property with a window seat and storage beneath, bi-folding doors to rear of property opening out on to raised decking area with farmland and countryside views beyond and door into:

BOOT ROOM

With composite panel and glazed door to side of property leading to rear garden, inset ceiling downlighting, built-in seat with storage and hanging rail over, telephone and power points, tiled flooring with underfloor heating and door into:

UTILITY ROOM—18'7" X 4'11"

Comprising an eye and base level workstation with matching units to the kitchen, stainless steel under sunk sink unit with contemporary pot wash style tap over, glazed window to side behind, recess power and plumbing for both washing machine and tumble dryer, inset ceiling downlighting, smoke alarm, air extraction point and continuation of tiled flooring with underfloor heating.

HOME OFFICE—13'8" X 11'9"

With sliding sash window to front, inset ceiling downlighting, air purification point, TV, telephone and power points, large built-in storage cupboards and bookcase above and tiled flooring with underfloor heating.

FIRST FLOOR LANDING

With access to loft, inset ceiling downlighting, electric Velux window to rear, smoke alarm, fitted carpet, power points, storage cupboard and doors to rooms.

PRINCIPAL BEDROOM SUITE—16'8" X 15'8"

With bedroom comprising of a vaulted ceiling, panoramic views from sliding sash windows over farmland and countryside, two Velux windows, TV, telephone and power points, fitted carpets, walk-in wardrobe with censored lighting with floor to ceiling storage consisting of hanging rails, shelving and drawers and fitted carpet.

EN-SUITE

Comprising an oversized walk-in fully tiled and glazed shower cubicle with integrated shower, 'his' and 'hers' vanity mounted wash hand basin with mixer taps, low level WC with integrated flush, Velux window to side, inset ceiling downlighting, air purification system, chromium heated towel rail and tiled flooring.

BEDROOM 2—13'7" X 9'1"

With beautiful feature bay window to front, TV, telephone and power points, fitted carpet and built-in wardrobes.

BEDROOM 3—19'5" MAX X 8'6" MAX

With dormer window to front with sliding sash window, inset ceiling downlighting, air purification point, built-in wardrobes and drawers, eaves storage cupboards, further wall mounted lighting, TV, telephone and power points and fitted carpet.

BEDROOM 4—13'8" X 8'7"

With dormer window with sliding slash window overlooking rear countryside and farmland views, built-in wardrobes and furniture, eaves storage, inset ceiling downlighting, air purification point, TV, telephone and power points and fitted carpet.

FAMILY BATHROOM

Comprising a four-piece suite of contemporary bath, close coupled WC, vanity unit with wash hand basin and mixer tap with marble top, oversized walk-in fully tiled and glazed shower cubicle with integrated shower, wall mounted mirrored cupboard, chromium heated towel rail, Velux window full tiled surround and tiled flooring.

ENTERTAINING BASEMENT—37'11" X 14'8"

With inset ceiling lighting, music system, air purification point, smoke alarm, TV, telephone and power points, solid oak flooring, very large storage cupboard to rear with ceiling lighting, power points and engineered oak flooring with underfloor heating.

GYM—21'6" X 19'2"

Inset ceiling downlighting, air purification point, smoke alarm, TV and power points, solid oak flooring with underfloor heating, airing cupboard with pressurised hot water cylinder and underfloor heating manifold.

OUTSIDE

The front of the property is approached via an initial blocked paved and then large shingle driveway supplying off street parking for numerous vehicles, enclosed by post and rail fencing, laurel hedge and close boarded fencing with side gates on both aspects of the property. Block paved path leading to front door with storm porch and security lighting.

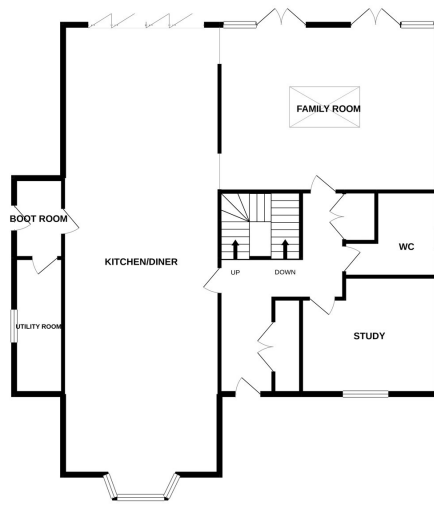
REAR GARDEN

Split into a variety of sections including a raised decked area with a glass and stainless steel balustrade, power points and outside lighting. Block paved area with hot tub and pergola over the top, a large lawn area with a post and rail fence with farmland views beyond. There is a shingle area to the side of the property with a storage area next to utility room.

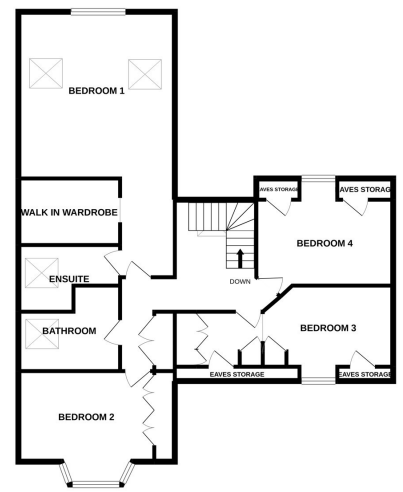
BASEMENT
1071 sq.ft. (99.5 sq.m.) approx.



GROUND FLOOR
1630 sq.ft. (151.4 sq.m.) approx.



1ST FLOOR
1143 sq.ft. (106.2 sq.m.) approx.



TOTAL FLOOR AREA: 3843 sq.ft. (357.1 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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WANT TO VIEW THIS PROPERTY? DO YOU HAVE ANY QUESTIONS?
PLEASE DO NOT HESITATE TO CONTACT US 01371 879100

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

THE LOCATION

The Burrow is 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. 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, two restaurants and two public houses. New Hall Private School is also close by offering a bus service direct from Felsted Village. There is also a local bus service which runs to and from Chelmsford including a drop off at Chelmsford County High and King Edwards Grammar. Main line rail links to London Liverpool Street are from Chelmsford and Stansted. By car the A12 and M11 are reached in some twenty minutes whilst Stansted airport is approximately fifteen minutes.

GENERAL REMARKS &
STIPULATIONS

Folio D3317

FULL ADDRESS

The Burrow, Hartford End, CM3 1JY

SERVICES

Mains electricity, air source heat pump, water and private drainage.

LOCAL AUTHORITY

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

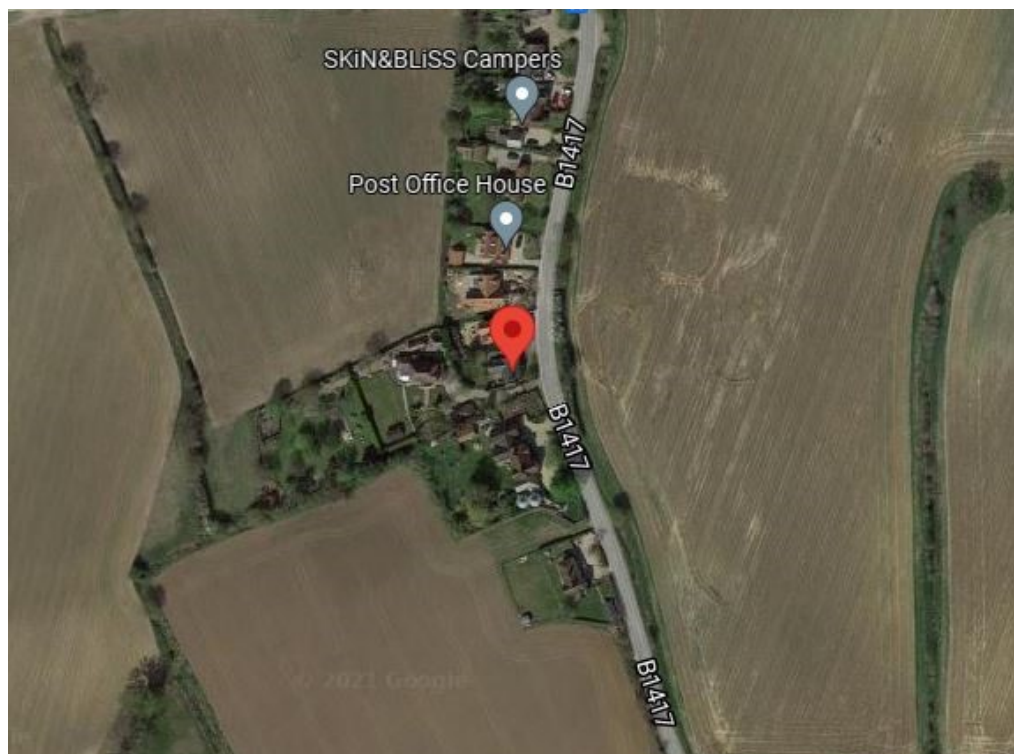
COUNCIL TAX BAND

Band G

VIEWING

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.

DIRECTIONS



IMPORTANT NOTICE

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.

ESTABLISHING OURSELVES AS A LEADING LOCAL
AGENT FOR 31 YEARS!!!



WE HAVE IT COVERED, PLEASE DO NOT HESITATE TO CALL ONE OF
OUR EXPERIENCED TEAM FOR FURTHER INFORMATION.

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DO YOU HAVE A PROPERTY THAT YOU WOULD LIKE TO RENT BUT UNCERTAIN
HOW TO GO ABOUT IT?

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