

# PESTELL & Co

ESTABLISHED 1991



## CAUSEWAY END, FELSTED GUIDE PRICE: £900,000

THREE BEDROOM LINK DETACHED WITH DETACHED CART LODGE AND HOME OFFICE | PRINCIPLE BEDROOM SUITE WITH EN-SUITE, DRESSING AREA, BI-FOLDING JULIETTE BALCONY AND FAR REACHING COUNTRYSIDE VIEWS | SECOND BEDROOM WITH EN-SUITE | HAND CRAFTED STONEHAM KITCHEN WITH STONE WORK SURFACES | LARGE FAMILY DINING ROOM | LIVING ROOM WITH WOODBURNER | BEAUTIFULLY PRESENTED WITH A HIGH SPECIFICATION THROUGHOUT | SOLID OAK INTERNAL DOORS | UNDERFLOOR HEATING THROUGHOUT THE GROUND FLOOR | LANDSCAPED REAR GARDEN WITH OUTSTANDING COUNTRYSIDE VIEWS | OFF STREET PARKING FOR FIVE TO SEVEN VEHICLES BEHIND ELECTRIC GATES

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01371 879100

## THE PROPERTY

An extremely well presented three bedroom link detached property within walking distance of Felsted. Boasting large versatile living accommodation, ideal for entertaining, on the ground floor. A principle bedroom suite with far reaching countryside views at the rear of the first floor. Whilst externally a detached two bay cart lodge with garage and home office above is situated behind electric gates. Viewing is, unsurprisingly, highly recommended for this beautiful property.



ENTRANCE HALL

CLOAKROOM

LIVING ROOM 13'6" X 10'10"

DINING ROOM 21'1" X 11'7"

KITCHEN BREAKFAST ROOM  
17'3" X 11'7"

FAMILY ROOM 15'0" X 11'1"





FIRST FLOOR LANDING  
PRINCIPLE BEDROOM SUITE:  
BEDROOM 14'5" X 13'4"  
EN-SUITE  
BEDROOM 2 11'4" X 10'10"  
EN-SUITE  
BEDROOM 3 14'5" X 5'9"



With timber and glazed front door opening into:

#### ENTRANCE HALL

With stairs rising to first floor landing, Georgian glazed sliding sash window to front, inset ceiling downlighting, smoke alarm, telephone and power points, tiled flooring, underfloor heating and doors to rooms.

#### CLOAKROOM

Comprising a high spec low-level WC with integrated flush, vanity mounted wash hand basin with mixer tap and storage beneath, under stairs storage cupboard, wall mounted fuse board, inset ceiling downlighting, extractor fan and tiled flooring with underfloor heating.

#### LIVING ROOM – 13'6" X 10'10"

With large Georgian glazed sliding sash window to front and further window to side, feature fireplace with wood burning stove, inset ceiling downlighting, TV, telephone and power points, fitted carpet with underfloor heating.

#### OPEN PLAN KITCHEN DINER AND FAMILY ROOM

##### DINING ROOM – 21'1" X 11'7"

With inset ceiling downlighting, TV, telephone and power points, tiled flooring with underfloor heating, smoke alarm and two large openings to:

##### KITCHEN BREAKFAST ROOM – 17'3" X 11'7"

Comprising an array of eye and base level cupboards and drawers hand crafted by Stoneham with beautiful stone work surface and splashback. Under sunk stainless steel sink unit with work surface integrated drainer and mixer tap above. Integrated five-ring Siemens gas hob with glass splashback and glass and stainless steel extractor fan above, integrated oven, combination oven and plate warmer, integrated fridge freezer and integrated dishwasher. Recess, power and plumbing for washing machine, tumble dryer and wine cooler. Breakfast bar with inset ceiling and pendant lighting above, Georgian glazed sliding sash window to rear overlooking garden and beautiful countryside farmland views beyond, tiled flooring with underfloor heating and an array of power points.

##### FAMILY ROOM – 15'0" X 11'1"

With bi-fold doors across the rear section leading to the entertaining terrace and garden beyond, additional windows to side and skylights supplying ample, natural daylight, inset ceiling downlighting and wall mounted lighting, TV and power points, tiled flooring with underfloor heating.

#### FIRST FLOOR LANDING

With wall mounted radiator, fitted carpet, power points, utility cupboard/airing cupboard with wall mounted radiator and alarm and doors to rooms.

#### PRINCIPLE BEDROOM SUITE

##### BEDROOM – 14'5" X 13'4"

With bespoke 'his' and 'hers' fitted wardrobes with hanging rails and shelving, inset ceiling downlighting, fitted carpet, door to the en-suite and opening into the main bedroom area. An architectural room with a feature vaulted ceiling including Velux windows to both sides, a beautiful glazed Juliette balcony with bi-folding doors supplying uninterrupted farmland and countryside views, contemporary wall mounted radiators, ceiling lighting, TV and power points and fitted carpet.

#### EN-SUITE

Comprising a four-piece suite of tile enclosed bath with contemporary mixer tap and shower attachment over, 'his' and 'hers' wall mounted sink unit with mixer tap, storage beneath and tiled splashback with feature vanity lit mirror above, close coupled WC, fully tiled and glazed oversized shower unit with integrated twin head shower, chromium heated towel rail, vaulted ceiling with Velux window and both inset ceiling downlighting and pendant lights, tiled flooring, Georgian glazed sliding sash half obscure window to rear with top half enjoying countryside views.

##### BEDROOM 2 – 11'4" X 10'10"

With Georgian glazed sliding sash window to front, ceiling lighting, wall mounted radiator, TV and power points, fitted carpet and door through to:

#### EN-SUITE

Comprising a three-piece suite of fully tiled and glazed shower cubicle, close coupled WC, wall mounted wash hand basin with mixer tap with vanity mirror above and drawers beneath, electric shaving point, chromium heated towel rail, obscure window to front, full tiled surround, tiled flooring and inset ceiling downlighting.

##### BEDROOM 3 – 14'5" X 5'9"

With Georgian glazed sliding sash window to side, inset ceiling downlighting, access to large loft, wall mounted radiator, power points and fitted carpet.

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

## OUTSIDE

The front of the property is approached via a shared block paved driveway supplying access to electric gates leading to:

## REAR GARDEN

A good sized garden split into three sections of block paved driveway supplying off road parking for at least five to seven vehicles, raised wrap around entertaining deck area with inset lighting, lawn with laurel hedging and red robin trees supplying privacy, all retained by close boarded fencing, brick wall and post and rail fencing again offering uninterrupted countryside and farmland views.

## CART LODGE

With two large open bays, an electric car charging point and lighting. Garage with up and over door with power and lighting. Water point to the side can also be found along with timber door opening into:

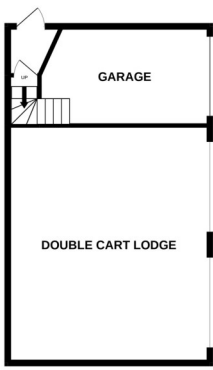
## ENTRANCE LOBBY

With fitted carpet and oak door opening into:

## HOME OFFICE – 25'0" X 10'6"

With carpeted stairs rising to main room with ample eaves storage to both front and rear aspects, Velux windows to front, window to side overlooking farmland and countryside views, an array of power points and wall mounted electric radiators, fitted carpet, inset ceiling downlighting and large store cupboard measuring 10'6" x 5'0". Absolutely ideal for home office, teenagers' playroom or gym.

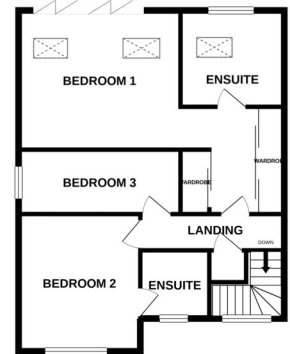




GROUND FLOOR  
1393 sq.ft. (129.4 sq.m.) approx.



1ST FLOOR  
1147 sq.ft. (106.5 sq.m.) approx.



TOTAL FLOOR AREA : 2540 sq.ft. (235.9 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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## Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C	78   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## THE LOCATION

Maple House is located on a small premium development in the sought-after North Essex village of Felsted. Felsted is particularly popular for its schools, notably Felsted School which was founded in 1564. 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 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

## GENERAL REMARKS & STIPULATIONS

D3328

## FULL ADDRESS

Maple House, Chelmsford Road, Causeway End, Felsted CM6 3LS

## SERVICES

Gas central heating, Mains electricity and water

## LOCAL AUTHORITY

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

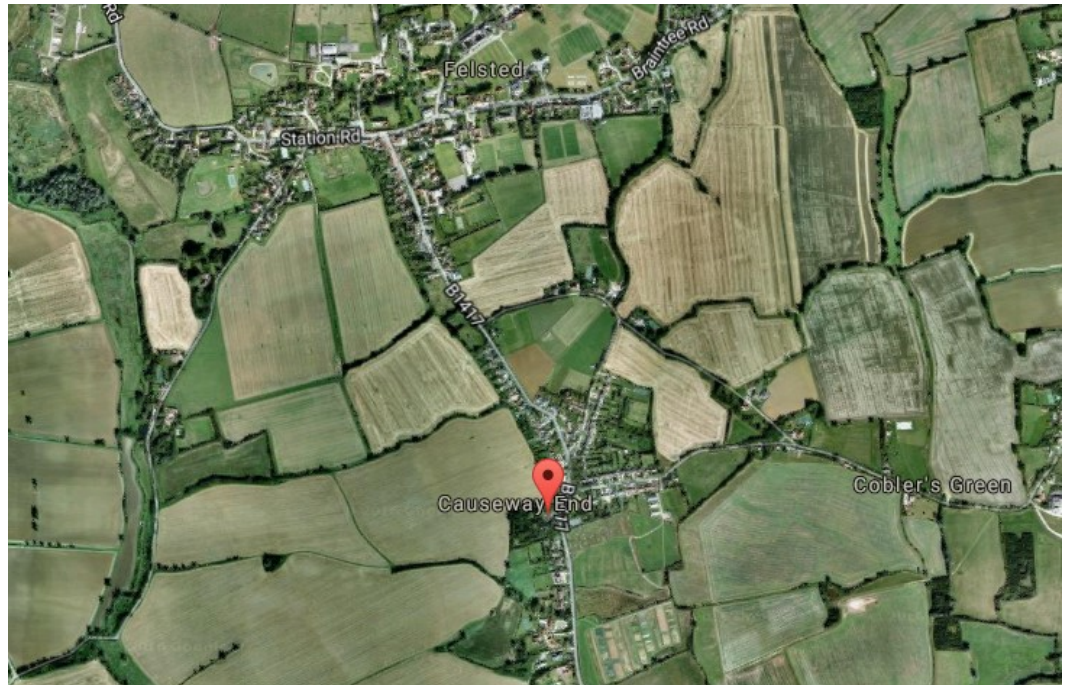
## COUNCIL TAX BAND

Band E

## VIEWING

Strictly by appointment with the letting 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.

# PESTELL & Co

ESTABLISHED 1991

ESTABLISHING OURSELVES AS A LEADING LOCAL  
AGENT FOR 30 YEARS!!!



WE HAVE IT COVERED, PLEASE DO NOT HESITATE TO CALL 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?

HAVE A COMMERCIAL PROPERTY TO SELL OR LET?

ARE YOU A DEVELOPER LOOKING FOR AN AGENT TO MARKET YOUR SITE?

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