

NO
ONWARD
CHAIN



CAUSEWAY END, FELSTED

GUIDE PRICE £1,650,000

- 3430 SQ FT 6 DOUBLE BEDROOM EXECUTIVE FAMILY HOME
- PLUS 828 SQ FT DETACHED TWO STORY 1 BED WITH ENSUITE ANNEXE
- 0.85 ACRE
- 31'2" X 26'9" OPEN PLAN KITCHEN, DINING & FAMILY ROOM
- 2 FURTHER RECEPTION ROOMS
- UTILITY BOOT ROOM
- PRINCIPLE VAULTED BEDROOM SUITE WITH DRESSING ROOM & ENSUITE
- 3 FURTHER ENSUITE BEDROOMS
- LARGE REAR GARDEN WITH ENTERTAINING PATIOS, COPSE & POND
- FAR REACHING COUNTRYSIDE VIEWS WITH DIRECT ACCESS FOR DOG WALKING
- DRIVEWAY PARKING FOR 5 VEHICLES

A spacious 3430 sq ft 6-bed family home with additional 828 sq ft detached two story 1-bed annexe on 0.85 acres. Notable features include a 31'2" x 26'9" open plan kitchen, dining & family room, 4 ensuite bedrooms that include a principal vaulted suite with dressing room. The property boasts a large rear garden with entertaining patios, copse, and pond, offering scenic countryside views. Additional perks include 2 reception rooms, a utility boot room, and driveway parking for 5 vehicles. An ideal blend of luxury, comfort, multi-generational living and natural beauty.





With timber panelled door and fan light opening into:

Entrance Hall

A grand entrance with stairs rising to the first-floor galleried landing, Georgian bar sliding sash windows to front with fitted shutters, tiled flooring with underfloor heating, array of power points, inset ceiling downlighting, oak veneered doors to rooms.

Cloakroom

Comprising a low-level WC with integrated flush, wash hand basin with mixer tap, tiled splash back and vanity mirror above, inset ceiling downlighting, extractor fan, tiled flooring with underfloor heating.

Living Room – 26'9" x 13'11"

With Georgian bar sliding sash windows to three aspects, inset ceiling and pendant ceiling lighting, fitted carpet with underfloor heating, wall integrated contemporary fire, TV and power points.

Home Office/Playroom – 13'9" x 12'5"

With Georgian bar sliding sash windows to front and side aspects, inset ceiling and pendant ceiling lighting, fitted carpet with underfloor heating, TV and power points.

Open Plan Kitchen, Dining & Family Room – 31'2" x 26'9"

With kitchen area comprising an array of Stoneham eye and base level oak faced cupboards and drawers with complementary stone work surfaces and splashback, 1 □ bowl under sunk composite sink unit with work surface integrated drainer and mixer tap, integrated dishwasher and bin store. Island unit comprising an array of storage cupboards and drawers with stone work surface, twin integrated wine coolers, breakfast bar, five ring gas hob with lighting and extractor fan above. Further kitchen unit housing integrated appliances of fridge, freezer, twin oven, microwave, coffee machine and plate warmers. Inset ceiling downlighting and counter display lighting, tiled flooring with underfloor heating and an array of power points.

The remaining room is split into three areas that all continue to enjoy the tiled flooring with underfloor heating and inset ceiling lighting but all benefits from Georgian bar sliding sash windows to rear, bi-folding doors to rear and side that lead onto the entertaining patios, a glazed roof lantern, a built in oak veneer storage and shelving display unit, an array of TV and power points. Door to:

Utility

Comprising eye and base level units with stone work surface, under sunk single stainless steel sink unit with work surface integrated drainer and mixer tap, Georgian bar sliding sash windows to front and side aspects, further panel and glazed door to rear garden, recess with power and plumbing for both washing machine and tumble drier, inset ceiling downlighting, extractor fan, smoke alarm, array of power points, tiled flooring with underfloor heating, cupboard housing fuseboard, electric meter, alarm controls and underfloor heating manifold.

First floor galleried landing

With stairs rising to second floor landing, Georgian bar sliding sash windows to front, inset ceiling downlighting, smoke alarm, fitted carpet, wall mounted radiators, doors to rooms.

Principle Bedroom Suite

Bedroom - 16'10" x 15'4"

A beautiful, vaulted ceiling with floor to ceiling glazed rear aspect including French doors and Juliet balcony overlooking the rear garden and countryside views beyond, wall mounted contemporary radiators, wall mounted lighting, TV and power points, fitted carpet, doors to rooms.

Dressing Room – 8'8" x 8'3"

With inset ceiling downlighting, built-in oak veneer storage units comprising hanging, shelving and drawers, obscure window to rear, wall mounted radiator, power points, fitted carpet.

Ensuite – 11'1" x 10'0"

Comprising a large oversized fully tiled and glazed walk-in shower cubicle with twin head integrated shower, freestanding bath with mixer tap, vanity mounted twin wash hand basins with mixer taps and storage beneath, low level WC with integrated flush, wall to wall vanity mirror with electric shaving point, contemporary wall mounted radiators, inset downlighting, Velux windows to side, tiled flooring with underfloor heating.

Bedroom 2 – 14'3" x 11'10"

With Georgian bar sliding sash windows to rear, inset ceiling lighting, built-in wardrobe, TV and power points, fitted carpet, wall mounted radiator, door to;

Ensuite

With fully tiled and glazed shower cubicle with integrated shower, wall mounted wash hand basin with mixer tap and vanity mirror above, low level WC with integrated flush, chromium heated towel rail, obscure window to rear, inset ceiling downlighting, extractor fan, full tiled surround and tiled flooring.

Bedroom 3 – 13'7" x 10'3"

With Georgian bar sliding sash windows to front, inset ceiling lighting, built-in wardrobe, TV and power points, fitted carpet, wall mounted radiator, door to;

Ensuite

With fully tiled and glazed shower cubicle with integrated shower, vanity mounted wash hand basin with mixer tap and vanity mirror above, low level WC with integrated flush, chromium heated towel rail, obscure window to side, electric shaving point, inset ceiling downlighting, extractor fan, full tiled surround and tiled flooring.

Bedroom 4 – 13'7" x 10'3"

With Georgian bar sliding sash windows to front, inset ceiling lighting, built-in wardrobe, TV and power points, fitted carpet, wall mounted radiator, door to;

Ensuite

With fully tiled and glazed shower cubicle with integrated shower, vanity mounted wash hand basin with mixer tap and vanity mirror above, low level WC with integrated flush, chromium heated towel rail, electric shaving point, inset ceiling downlighting, extractor fan, full tiled surround and tiled flooring.

Second Floor Landing

With Velux windows to front, inset and pendant ceiling downlighting, smoke alarm, power points, fitted carpet, doors to rooms.

Bedroom 5 – 18'7" x 13'1"

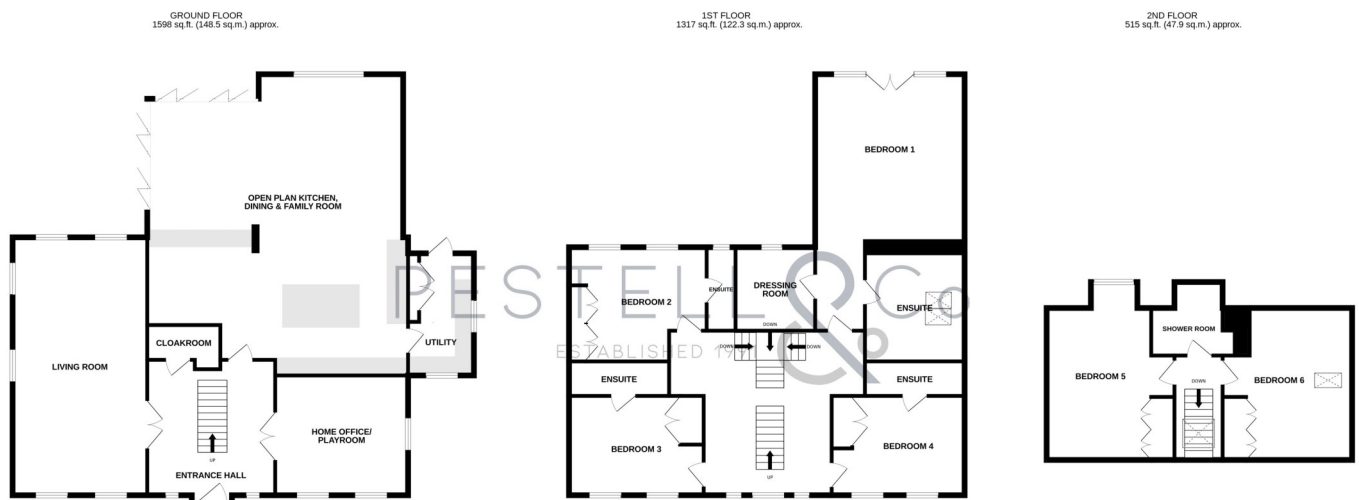
With dormer window overlooking rear garden and countryside beyond, inset ceiling downlighting, built-in wardrobe, TV and power points, wall mounted radiator, fitted carpet.

Bedroom 6 – 15'11" x 13'1"

With Velux window to side, inset ceiling downlighting, built-in wardrobe, TV and power points, wall mounted radiator, fitted carpet.

Shower room

With fully tiled and glazed shower cubicle with integrated shower, vanity mounted wash hand basin with mixer tap and vanity mirror above, low level WC with integrated flush, inset ceiling downlighting, extractor fan, full tiled surround and tiled flooring.



TOTAL FLOOR AREA : 3430 sq.ft. (318.7 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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Annex

With timber panel and glazed door opening into:

Entrance Hall

With inset ceiling downlighting, power points, fitted carpet, stairs rising to first floor accommodation, door into;

Open plan Kitchen, Living Diner – 22'10" x 20'3"

With inset ceiling downlighting, Tv and power points, wall mounted electric panel heaters, fitted carpet, French doors and windows to rear garden and countryside views beyond, further window to side, understairs storage cupboard with plumbing and power for washing machine and tumble drier, further large airing cupboard with pressurised hot water cylinders.

Kitchen area comprising base level cupboards and drawers with complimentary solid oak block work surfaces and splash back, single bowl single drainer stainless steel sink unit with mixer tap, recess power and plumbing for dishwasher, four ring electric hob with oven under and extractor fan above, recess and power for tall fridge freezer, island unit with breakfast bar, storage cupboard and wine cooler, wood effect Herringbone flooring. Door to;

Ground floor Shower room

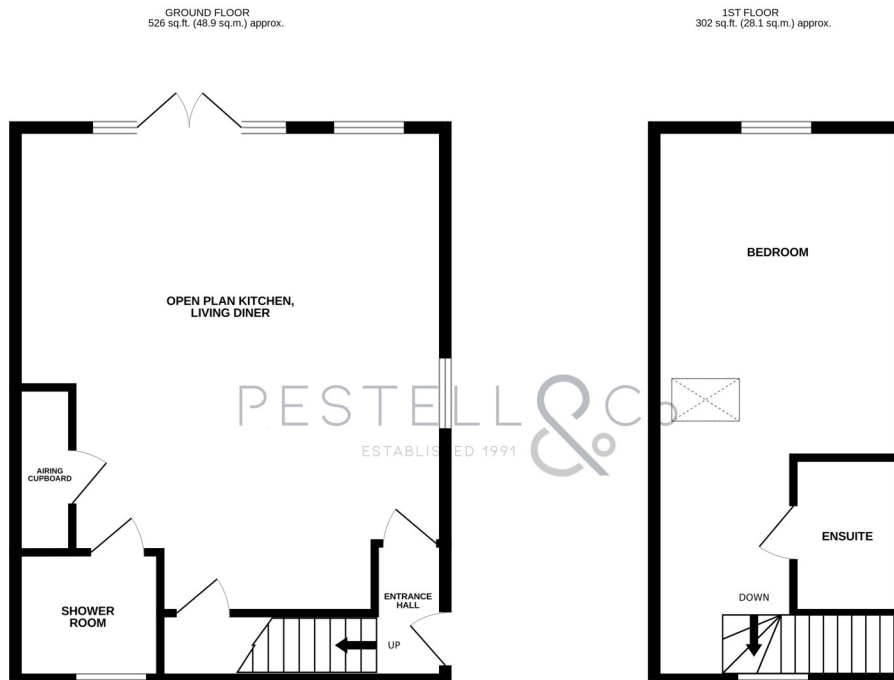
Comprising a fully tiled and glazed walk-in shower cubicle with integrated twin head shower, vanity mounted wash hand basin with mixer tap and tiled splash back, close coupled WC, chromium heated towel rail, window to front, inset ceiling downlighting, extractor fan, wood effect linoleum flooring.

First floor Bedroom – 15' 6" x 11' 8"

With Georgian bar sliding sash windows to front and rear aspects, further Velux window to side, inset ceiling lighting, wall mounted electric panel heater, TV and power points, fitted carpet, door to;

Ensuite

Comprising a fully tiled and glazed shower cubicle with integrated twin head shower, vanity mounted wash hand basin with mixer tap and tiled splash back, close coupled WC, chromium heated towel rail, inset ceiling downlighting, extractor fan, wood effect linoleum flooring.



TOTAL FLOOR AREA: 828 sq.ft. (77.0 sq.m.) approx.

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Externals

The front of the property offers block paved driveway parking for 5 vehicles with mature flower beds to side and front, outside lighting and water point can also be found. Personnel gate to rear garden and further pathway to annex and subsequent personnel gate to rear garden also.

West facing Rear Garden

Enjoying two entertaining patios, a large lawn with small copse and play area to the rear, further post and rail fenced natural pond. The garden is retained to the southern aspect by close board fencing along with laurel hedging, with the remaining aspects having post and rail fence with personnel gate supplying direct access to open countryside with fair reaching countryside views and dog walks, outside lighting and water points can also be found.





Energy performance certificate (EPC)

Chelmsford Road
Causeway End
DUNMOW
CM6 3LS

Energy rating

B

Valid until: 13 July 2025

Certificate number: 0136-3864-7934-9695-6911

Property type: Detached house

Total floor area: 334 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

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

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

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GENERAL REMARKS & STIPULATIONS

Felsted is a sought-after North Essex village which has been voted one of the top ten places to live in a Sunday Times survey. Particularly popular for its Private 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, three restaurants and two public houses. 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.

DIRECTIONS



FULL PROPERTY ADDRESS

Chelmsford Road, Causeway End, Felsted, Essex
CM6 3LS

COUNCIL TAX BAND

Band G

SERVICES

Gas, electric, mains drainage, mains water

LOCAL AUTHORITY

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

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

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Do you have a commercial property to sell or let?

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?