



RAYNE ROAD, BANNISTER GREEN

GUIDE PRICE – £775,000

- 4 BEDROOM DETACHED FAMILY HOME
- KITCHEN BREAKFAST ROOM
- HOME OFFICE/FORMAL DINING ROOM
- LARGE LIVING ROOM WITH FIREPLACE
- UTILITY ROOM
- GROUND FLOOR CLOAKROOM
- BEDROOM 1 WITH EN-SUITE
- BEDROOM 2 WITH EN-SUITE
- SOUTH-WEST FACING LANDSCAPED REAR GARDEN SPLIT INTO THREE SECTIONS
- OFF STREET PARKING FOR AT LEAST 4 VEHICLES PLUS DETACHED DOUBLE GARAGE

Located in one of Felsted's hamlets, this detached executive family home comprises a kitchen breakfast room, dining room/home office, living room with fireplace and orangery, utility room and a ground floor cloakroom. The upstairs offers 4 bedrooms with both bedrooms 1 and 2 enjoying an en-suite, whilst the remaining two share a beautifully presented family bathroom. A number of windows and doors connect the property to the variety of garden sections including a private rear terrace and beautiful south-west facing well stocked rear garden. The front offers ornate trees and hedging along with parking whilst additional parking and double detached garage can be found to the rear.





With timber and obscure glazed front door opening into;

Entrance Hall

With stairs rising to first floor landing, inset ceiling downlighting, understairs storage cupboard, window to rear, tiled flooring with underfloor heating, additional storage cupboard, power points and doors to rooms.

Kitchen Breakfast Room 19'7" x 11'5"

Comprising an array of base level units and drawers with complimentary stone worksurface and splashback, recess and power for tall fridge-freezer, integrated double oven, integrated dishwasher, window to front, further French doors and sidelights out to rear private courtyard, inset ceiling downlighting, induction hob with tiled splashback and extractor fan above, array of power points, tiled flooring with underfloor heating.

Dining Room/Home Office 14'0" x 10'2"

With window to front, inset ceiling downlighting, feature display fireplace surround, tiled flooring with underfloor heating, telephone and power points.

Utility Room:

Comprising an array of storage cupboards, with complimentary stone effect work surface, single bowl and single drainer stainless steel sink unit with mixer tap, wall mounted boiler, recess power and plumbing for washing machine, panel and obscure glazed door to side, tiled flooring.

Cloakroom:

Comprising a low level WC with integrated flush, wall mounted wash hand basin with mixer tap, obscure window to side, inset ceiling downlighting, wall mounted radiator, tiled flooring.

Living Room 24'9" x 11'5"

With a beautiful fireplace featuring a brick surround and oak bressummer over, oak engineered wide boarded flooring with underfloor heating, two glazed doors to private courtyard, further oak orangery to rear with glazing and French doors leading out to rear garden, Velux windows and lighting to ceiling, further inset ceiling lighting and wall mounted lighting, TV and power points.

First Floor Landing:

With window to rear, storage cupboard, inset ceiling downlighting, oak engineered flooring, wall mounted radiator, access to loft with ladder, boarding, power and lighting, doors to rooms.

Bedroom 1: 13'9" x 11'6"

With windows to both rear and side aspects, ceiling lighting, wall mounted radiators, TV and power points, oak engineered flooring, door to;

En-suite

Comprising a fully tiled and glazed shower cubicle with integrated shower, closed couple WC, pedestal wash hand basin with mixer tap, half-tiled surround, wall mounted chromium heated towel rail, obscure window to side, electric shaving point, inset ceiling downlighting, extractor fan and tiled flooring.

Bedroom 2: 11'5" x 10'3"

With window to front, ceiling lighting, wall mounted radiator, power points, oak engineered flooring, opening through to walk-in wardrobe with mirrored sliding doors with shelving and hanging rails within, and further door into;

En-suite

Comprising a fully tiled and glazed shower cubicle with integrated shower, closed couple WC, vanity mounted wash hand basin with mixer tap over, half-tiled surround, inset ceiling downlighting, extractor fan, electric shaving point, contemporary wall mounted heated towel rail, obscure window to rear, tiled flooring.

Bedroom 3: 10'9" x 10'3"

With window to front, ceiling lighting, wall mounted radiator, array of power points, oak engineered flooring.

Bedroom 4: 9'6" x 8'5"

With window to front, ceiling lighting, wall mounted radiator, power points and fitted carpet.

Family Bathroom

Comprising a three-piece suite of tile enclosed bath with tiled and glazed shower screen surround, integrated twin head shower with mixer tap beneath, closed couple WC, pedestal wash hand basin with mixer tap, half-tiled surround, wall mounted contemporary heated towel rail, electric shaving point, inset ceiling downlighting, extractor fan, obscure window to side, storage cupboard, tiled flooring.

OUTSIDE

Front:

The front is approached by a block paved driveway supplying off street parking for at least two vehicles, with a low maintenance frontage but beautifully manicured with ornate trees and hedging all retained by wrought iron fencing and gates. Outside lighting and water points can also be found. Personnel gate leading into;

Rear Garden:

Split into three sections of:

patio area with greenhouse water point, opening through into;

Rear private entertaining terrace laid to patio with brick walling for seclusion, outside power points and lighting, leading through to;

Main garden with a beautiful array of well stocked shrub and herbaceous borders with artificial lawn, secondary paved side access, all retained by close boarded fencing and further personnel gate leading out into:

Second driveway with two parking spaces, accessing a **double garage** with up and over doors, power and lighting.



DETAILS

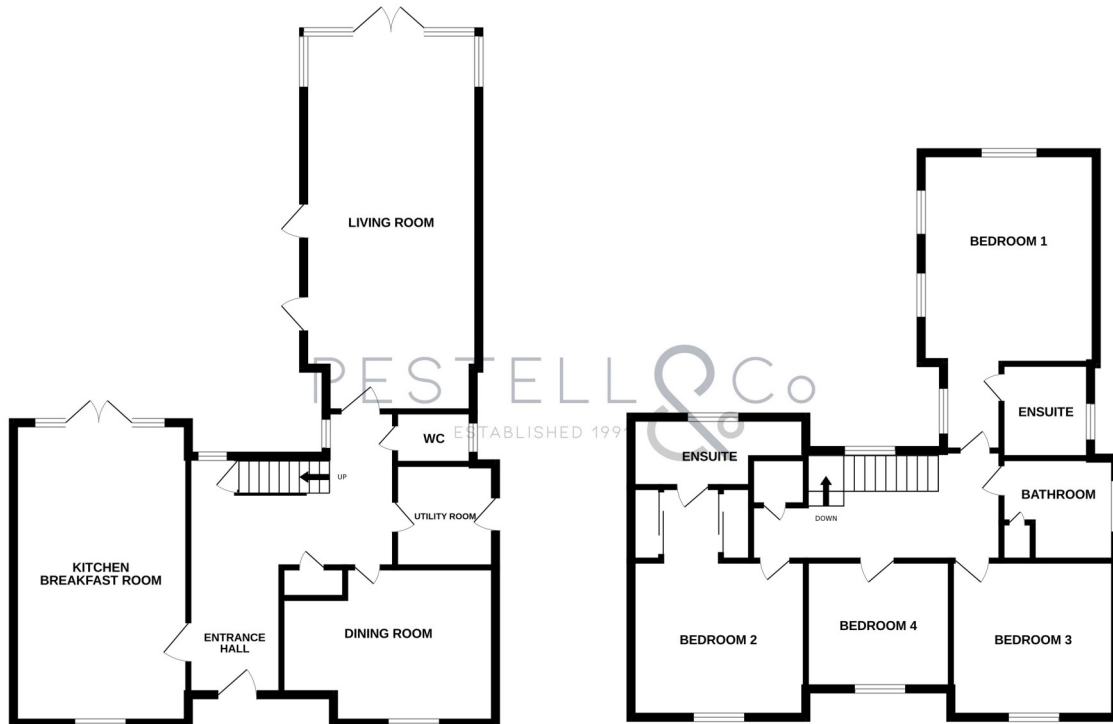
EPC

TO FOLLOW

FLOOR PLAN

GROUND FLOOR
861 sq.ft. (80.0 sq.m.) approx.

1ST FLOOR
770 sq.ft. (71.5 sq.m.) approx.



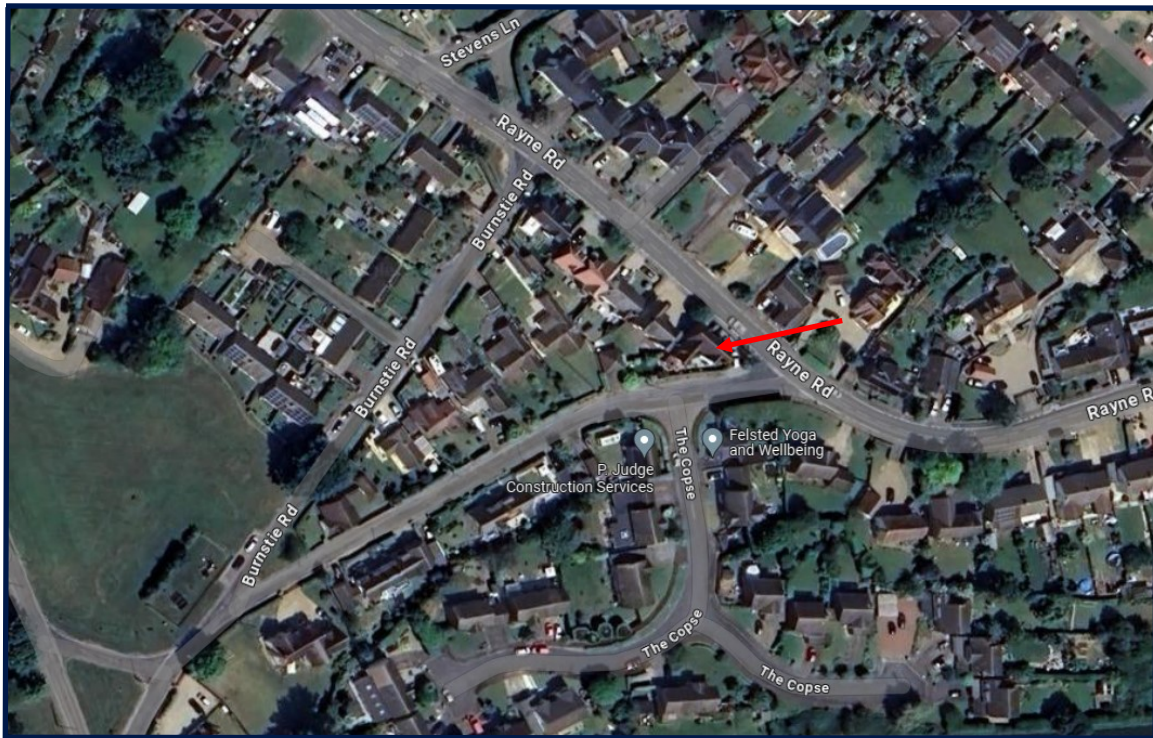
TOTAL FLOOR AREA : 1631 sq.ft. (151.5 sq.m.) approx.

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

Birch House is located in one of the sought-after North Essex village of Felsted hamlet's, Bannister Green. Felsted 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, a 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.

DIRECTIONS



FULL PROPERTY ADDRESS

Birch House, Rayne Road, Bannister Green, Felsted, Essex, CM6 3ND

COUNCIL TAX BAND

Band F

SERVICES

Gas fired central heating, mains drainage and 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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