



LARKS

BANNISTER GREEN, FELSTED, NR DUNMOW, ESSEX



LARKS

BANNISTER GREEN, FELSTED,
NR DUNMOW, ESSEX

**A recently refurbished Grade II
listed period farmhouse in a
semi-rural situation**

- Sitting room
- Family room
- Dining room
- Study
- Kitchen/breakfast room
- Master bedroom with en suite bathroom
- 4 further bedrooms (1 with en suite shower room)
- Family bathroom
- Utility room and pantry
- Two cloakrooms
- Summer house
- Barn (double garage and workshop)
- All weather tennis court
- Garden
- Paddock

About 1.85 Acres

Felsted 1.5 miles, Braintree 3.2 miles,
Great Dunmow 6.7 miles, Chelmsford 10.7 miles, (Liverpool
Street from 35 minutes), access to M11 and Stansted
Airport 13.4 miles





SITUATION

Larks is located to the south of Bannister Green, a hamlet within the parish of Felsted. Felsted provides local amenities, including Felsted public and preparatory schools, as well as a primary school. For the commuter there are mainline train stations to Liverpool Street from Chelmsford, Braintree, Bishop's Stortford and Stansted Airport, and there is access onto the A120 dual carriageway which links with the M11 and Stansted Airport to the west.

DESCRIPTION

Larks was converted into a house in the 16th century. Constructed of part-exposed timber frame and brick under a tiled roof, the house is listed as being of architectural or historical interest Grade II and has been subject to an extensive programme of refurbishment. Work has included the repair of the oak parquet floors, redecoration throughout, the laying of a new sandstone floor at the rear of the house, new solid oak doors, the checking of all existing wiring and plumbing, new bespoke cabinets and shelving in the study, the fitting of a new kitchen including Cimstone quartz worktops and a butler sink, and the fitting of quality bathrooms, showers and cloakrooms. The house now provides immaculate accommodation and rooms of particular note are the drawing room separated by a decorative oak screen from the study, the newly fitted kitchen/breakfast room with Aga and the master bedroom with its en suite bathroom. Planning permission was granted in September 2009 for a two storey and single storey rear extension to include a further bedroom with en suite but this has since lapsed.

OUTSIDE

Larks is approached over a gravel drive leading to a parking area for a number of cars. Adjacent to the parking area is a log store and a large modern weatherboard and tiled barn comprising a garage and workshop with an open-tread staircase to the first floor, presently used for storage. The garden to the front is laid to lawn incorporating a large pond, a number of trees including maple, willow and horse chestnut, enclosed on three sides by high hedges. A Yorkstone terrace to the rear of the house opens out into the delightful main garden laid to lawn with established borders and a summer house. To one side is a small shed and set behind a high evergreen hedge is an all-weather fenced tennis court enclosed by high hedges. Access through a five-bar gate from the garden leads into the fenced paddock bisected by an avenue of lime trees.



FLOORPLANS

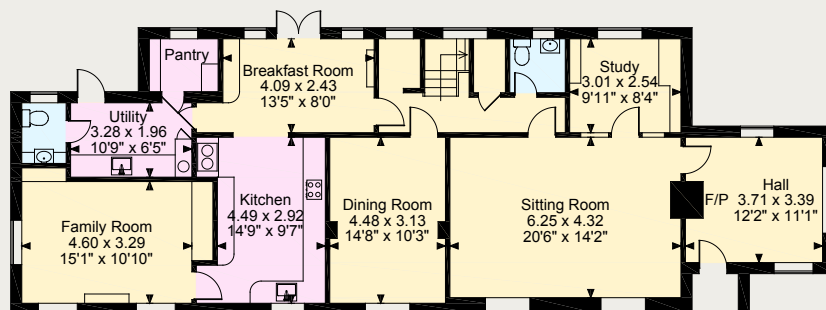
Gross internal area

Main House gross internal area = 2,580 sq ft / 240 sq m

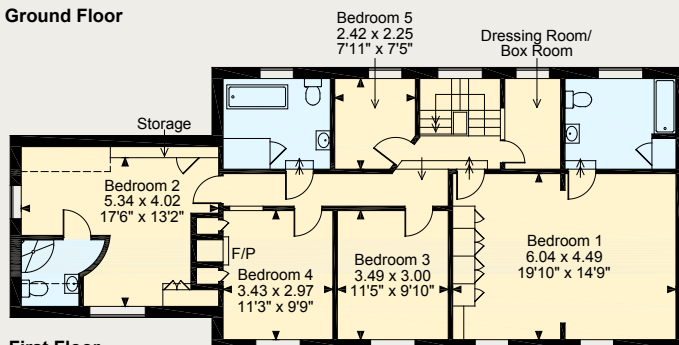
Barn gross internal area = 732 sq ft / 68 sq m

Total gross internal area = 3,312 sq ft / 308 sq m

For identification purpose only. Not to scale.

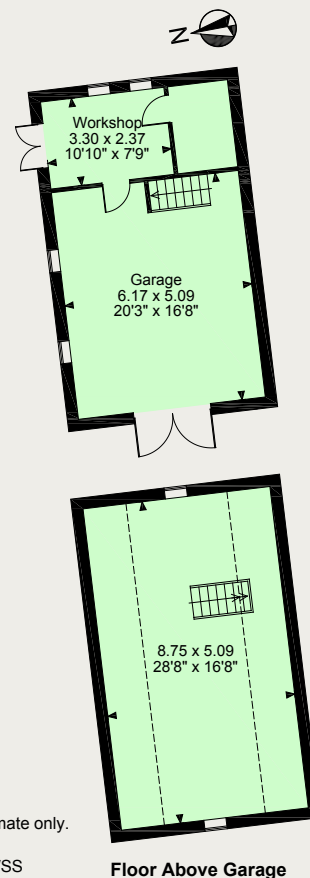


Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □□□□ Denotes restricted head height
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8259846/SS



Floor Above Garage

GENERAL INFORMATION

POSTCODE CM6 3NB

SERVICES Mains water and electricity.

Private drainage. Oil fired heating.

VIEWING Strictly by prior appointment with the sole agents Savills.

DIRECTIONS

From the centre of Felsted take the Braintree road (B1417) and at Watch House Green continue to the right towards Bannister Green. After a short distance turn right continuing across the Green towards Cock Green and Larks will be seen a short distance along on the left hand side.

SAVILLS CHELMSFORD

chelmsford@savills.com

01245 293233

savills.co.uk

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

