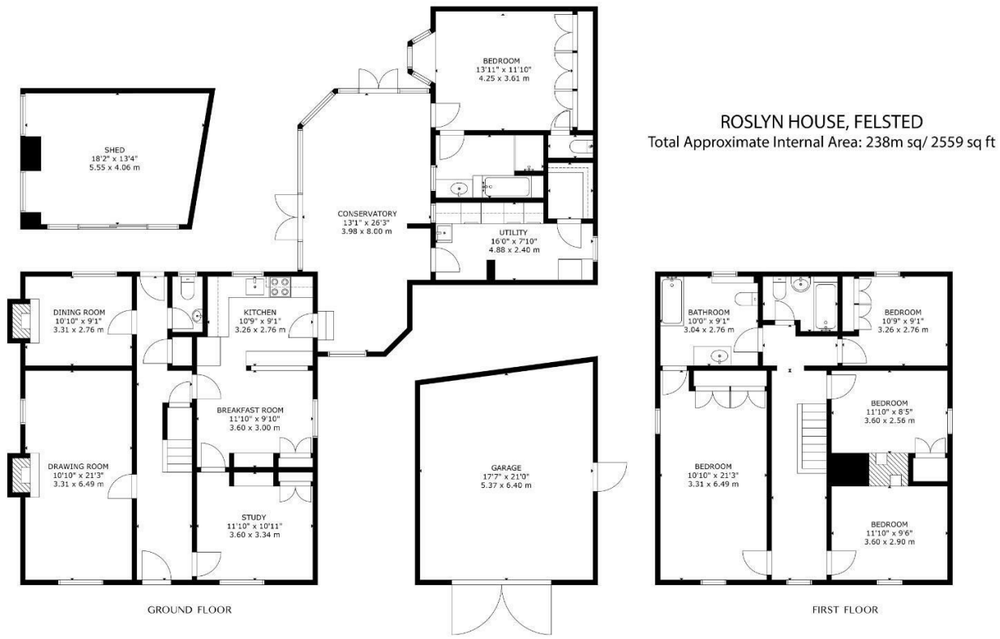

ROSLYN HOUSE, FELSTED
Total Approximate Internal Area: 238m sq/ 2559 sq ft

EXCLUDED AREAS: GARAGE: 34 m²/370 sq ft, SHED: 22 m²/235 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets

and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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BRAINTREE ROAD, FELSTED, DUNMOW, ESSEX, CM6 3DL

OFFERS OVER £575,000















BRAINTREE ROAD
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DUNMOW
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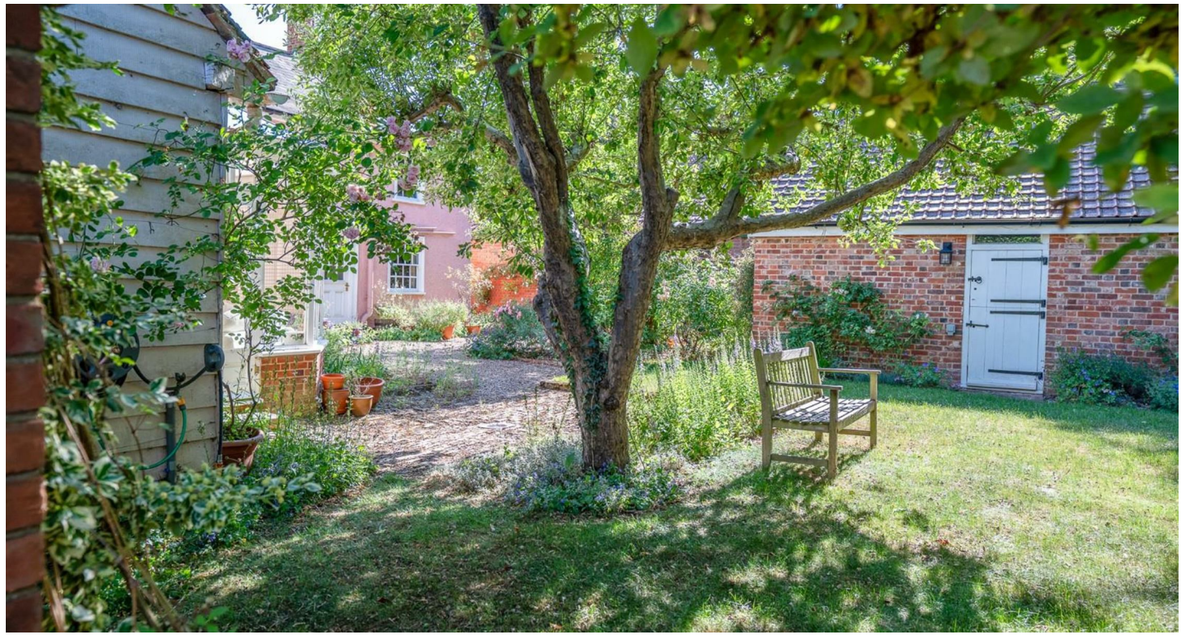

****No Onward Chain****
Occupying a prestigious central position in the highly sought-after village of Felsted—and enjoying exceptional views across the immaculate grounds of Felsted School—this distinguished five-bedroom, Grade II Listed Georgian residence offers an abundance of elegance, character, and space.

The ground floor presents an impressive array of reception rooms, including a drawing room, formal dining room, private study, and a well-appointed kitchen/breakfast room that leads seamlessly into a charming conservatory. Additional features include a utility room, cloakroom, and a spacious guest bedroom with en-suite facilities, ideal for visiting family or guests.

The first floor hosts four beautifully proportioned bedrooms, complemented by a family bathroom and an additional secondary bathroom.

Set within mature grounds, the property further benefits from a delightful garden room (in need of modernisation), a double garage and parking.









- Five Bedroom Detached Georgian Residence
- Grade II Listed
- Views Over The Grounds Of Felsted School
- Double Garage With Driveway Parking
- Total Approximate Internal Area 2559 Sq. Ft. / 238, Sq.
- Centre Village Location
- Three Reception Rooms & A Conservatory
- Three Bathrooms
- A Cellar & Garden Room
- Viewing Advised

Main House

Entered through a partly glazed front door, you are welcomed into a spacious entrance hall with a staircase rising to the first floor and doors leading to three reception rooms, the kitchen/breakfast room, the cellar, and a further door giving access to the rear garden.

A single door opens into the drawing room, which enjoys windows to multiple aspects, flooding the space with natural light, and features a central fireplace. The elegant dining room also boasts a central fireplace and a sash window overlooking the established rear garden.

A well-proportioned study sits at the front of the property, complete with a central fireplace, a sash window to the front aspect, and a door connecting to the kitchen/breakfast room.

The well-appointed kitchen/breakfast room includes a central fireplace, sash windows to multiple aspects, and an electric AGA. A door from the kitchen leads into the generous conservatory, which offers uninterrupted views over the garden and provides further access to the guest suite and utility room.

The guest suite comprises a private bedroom with en-suite facilities, set away from the main house, and features a bay window overlooking the mature gardens. The utility room is conveniently located just off the conservatory.

On the first floor are four well-proportioned bedrooms, each benefiting from sash windows, feature fireplaces, and built-in wardrobes. These bedrooms are served by two bathrooms.







Garden
At the back of the property is a beautifully established garden, offering several inviting seating areas surrounded by mature shrubs, trees, and abundantly planted flower beds. Formal lawns complete the setting, all securely enclosed by brick walls for enhanced privacy.

Double Garage With Driveway
To the rear of the property is a double garage with double doors, power, lighting, a pitched roof for storage and stable door to side aspect. To the front of the garage is a shingle area with double gates leading to the front.

Village Summary
Felsted is a highly sought-after village offering an impressive range of amenities, including two welcoming pubs, a village store, restaurants, a tearoom, hairdressers, a clothing boutique, and beauty services. At its heart lies the historic Felsted School, set within extensive grounds and distinguished by its attractive architecture. The village also benefits from exceptionally well-equipped playing facilities, conveniently situated in the centre for easy access.

