

**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.

**Daniel Brewer**

51 High Street  
Great Dunmow  
Essex, CM6 1AE

Telephone • 01371 856585  
Website • www.danielbrewer.co.uk  
E-mail • info@danielbrewer.co.uk



CAUSEWAY END, FELSTED, DUNMOW, ESSEX, CM6 3EU

£750,000



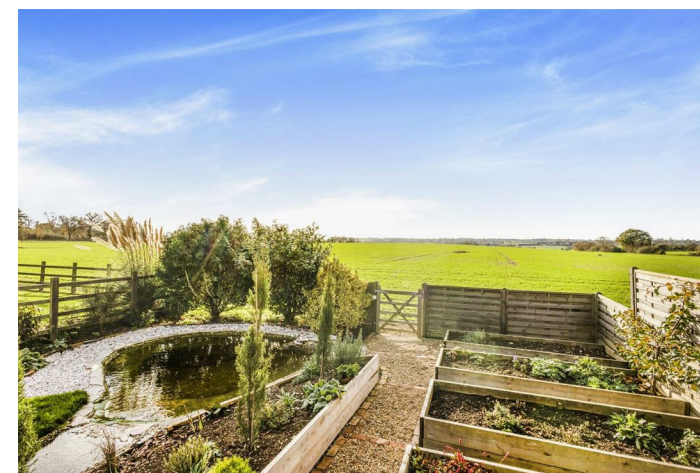


*Situated in the prestigious village of Felsted, this exceptional architect designed, four-bedroom semi detached home is an elegant blend of contemporary luxury and idyllic country living.*

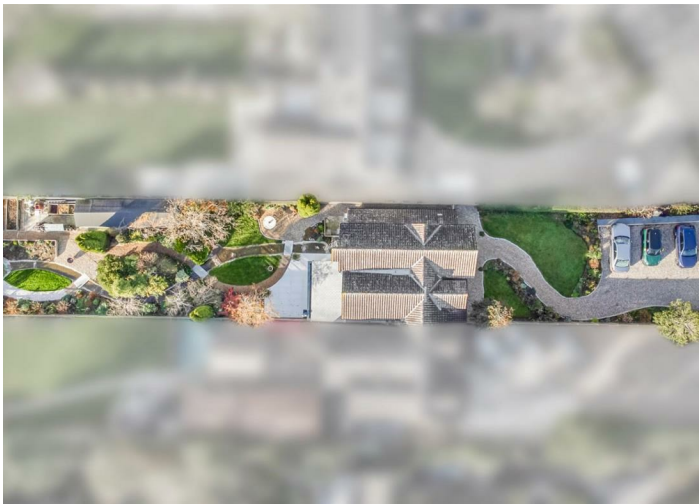
*The open plan area is beautifully appointed and includes; kitchen, dining, study / library and sitting areas. The kitchen has granite worktops an an island with induction hob. The sitting / garden room area has eight triple glazed bifold doors opening on to a patio. The porcelain patio tiles match the internal tiles giving an impressive seamless vista. Adjacent to the patio is the relaxing shallow slow running stream with elegant feature stones and Scottish cobbles. A wonderful area for entertaining.*

*The gardens contain mature trees and are meticulously landscaped and backing on to an open field. Ideal for relaxing.*

*There are 4 bedrooms all with ensuite wet-rooms. The principal bedroom is a true sanctuary with French doors and Juliet balcony with views of the stream and surrounding countryside. It also has its own dressing area and two bespoke integrated wardrobe walls. All upstairs room have vaulted ceilings giving a light and airy feel.*







- **Four Bedrooms All With En-Suite Wet Rooms**
- **Semi-Detached Country Home With Views Over Rolling Countryside**
- **Generous Established Gardens With Feature Stream & Pond**
- **High Specification Finish - Open Plan Living Incorporating Kitchen, Dining & Sitting Area**
- **Eight Bifold Doors Opening Onto Patio Ideal For Entertaining**
- **Multiple Lighting Circuits In Each Room Enabling Scene Setting.**
- **Energy Efficient Property - Underfloor Heating - Heat Recovery & Ventilation System**
- **Water Softener & Central Vacuum System.**
- **2,013 Square Feet Of Accommodation**
- **Parking For Four Vehicles With EV Charging Point**

**Entrance Hall**  
19'0" x 10'2" (5.8m x 3.1m)  
Entrance via bespoke German oak front door, spiral staircase with oak handrail to first floor landing, access to storage cupboard, underfloor heating, porcelain tiled floor, German wall mounted light fixtures, spotlights, cat6 network cable, various power points. Feature doors to: TV Room/Lounge, Study/Bedroom Four, WC, Living Area

**TV Room/Snug**  
13'9" x 12'1" (4.2m x 3.7m)  
UPVC double glazed bay window to front aspect, underfloor heating, carpeted flooring, wall mounted light fixtures, cat6 network cable, tv point, various power points.

**Cloakroom**  
Combination low level WC & vanity wash hand basin, wall mounted heated towel rail, porcelain ceramic tile flooring, underfloor heating inset spotlights.

**Bedroom Four**  
12'5" x 9'10" (3.8m x 3.0m)  
Double glazed UPVC window to front aspect, bespoke fitted wardrobes/storage, bespoke dresser/study table, underfloor heating, carpeted flooring, underfloor heating, inset spotlights, cat6 network cable, tv point, various power points. Feature door to: En-Suite

**En-Suite**  
Three-piece suite, combination low level WC & vanity wash hand basin with mixer tap, Wet room shower, mirror, wall mounted heated towel rail, tiled flooring, underfloor heating, tiled walls, inset spotlights.

**Open Plan Kitchen/Dining/Garden Room**  
Aluminium triple glazed bi-folding doors to rear aspect, double glazed UPVC window to side & rear, multi-level open plan room, various base and eye level units with Norwegian granite work surfaces, central island unit, four ring NEF hob with extractor fan, NEF fan over, NEF microwave oven, NEF warming draw, one and a half unit stainless steel sink with mixer tap, macerator and carved drainer unit, feature down-lighting, NEF dish washer, pull-out pantry, integrated fridge, underfloor heating, porcelain tiled flooring, exposed timbers, inset spotlights, ceiling mounted light fixtures, wall mounted light fixtures, cat6 network cable, tv point, various power points. Opening to: Garden Room. Door to: Utility Room.

**Utility Room**  
10'2" x 8'2" (3.1 x 2.5m)  
UPVC door to side aspect, double glazed UPVC window to side aspect, various base level units with space for washing machine & separate tumble drier, integrated full height freezer, laundry rack, porcelain tiled flooring, underfloor heating, inset spotlights, various power points. Doors to: Plant Room & Store (2.8m x 1.4m).

**Plant Room**  
10'5" x 4'3" (3.2m x 1.3m)  
Hot only heat exchanger, water softener, access to utility boxes, underfloor heating, inset spotlights, various power points.

**First Floor Landing**  
Spiral staircase, aluminium & glass balustrade, access to airing cupboard with underfloor heating manifold, vaulted ceilings, exposed timbers, underfloor heating, carpeted flooring, feature wall mounted light fixtures, various power points. Featured doors to: Bedrooms.

**Principal Bedroom**  
22'7" x 16'4" (6.9m x 5.0m)  
Double glazed UPVC window & French doors with Juliette balcony to rear aspect, eight integrated bespoke wardrobes, exposed timbers, vaulted ceilings, underfloor heating, carpeted flooring, vaulted ceilings, cat6 network cable, tv point, inset spotlights, various power points. Featured door to: En-Suite.







**En-Suite**  
Four piece suite, low level WC, corner panel enclose bath with shower attachment vanity unit with corian work surfaces, oval basin, mixer tap and low level storage, wet room shower, feature wall, mirror, wall mounted heated towel rail, underfloor heating, tiled flooring, wall mounted light fixtures, inset spotlights, shaver port.

**Bedroom Two**  
14'9" x 14'5" (4.5m x 4.4m)  
Double glazed UPVC dormer window to front aspect, bespoke fitted wardrobes, bespoke dressing unit, vaulted ceilings, cat6 network cable, underfloor heating, carpeted flooring, tv point, inset spotlights, various power points. Featured door to: En-Suite.

**En-Suite**  
Combination low level WC & vanity wash hand basin, wet room shower with glass door and screen, mirror, wall mounted heated towel rail, underfloor heating, tiled floors, inset spotlights.

**Bedroom Three**  
13'5" x 12'1" (4.1m x 3.7m)  
Double glazed UPVC window to front aspect, bespoke fitted wardrobes, vaulted ceilings, cat6 network cable, underfloor heating, carpeted flooring, ceiling mounted light fixtures, tv point, various power points. Featured door to: En-Suite

**En-Suite**  
Three-piece suite, combination low level WC & vanity wash hand basin with mixer tap, walk-in wet-room shower, underfloor heating, tiled floors, wall mounted heated towel rail, inset spotlights.

**Driveway Parking**  
Driveway parking for six vehicles, with electric car charging point.

**Front Gardens**  
Gravel driveway parking, with gravel path leading to front door, laid to lawn area, various flower beds with bushes and flowers, mature tree, pedestrian access to rear garden via wood panel gate, enclosed by wood panel fencing & various hedges.

**Gardens**  
Landscaped rear gardens, to the rear of the property is a porcelain paved patio entertaining area with bin store and pedestrian access from the side gate, snaking down the garden is a stream & gravel pathway with stoned paved crossings lead to a pond at the rear of the garden. Gaps created by the path and stream are mostly filled with various plants & hedges. To the rear of the garden is a log store, various planting beds and a gateway onto a field. the property also benefits from a wooden shed/workshop.

**Additional Information**  
Fiber to the premises internet, Ubiquiti Unifi wifi system, plumbed underfloor heating on both floors, bespoke German oak doors throughout,

