

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

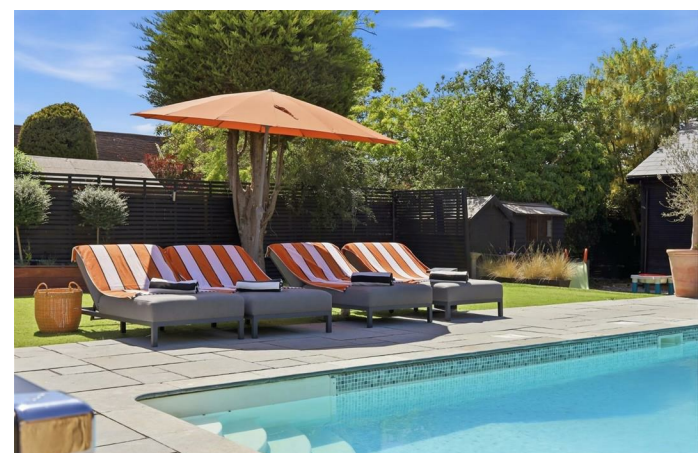
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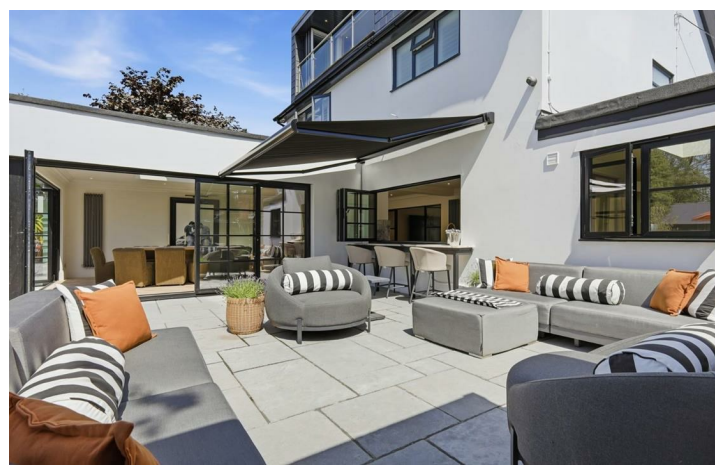
**WATCH HOUSE GREEN, FELSTED, DUNMOW, ESSEX, CM6**

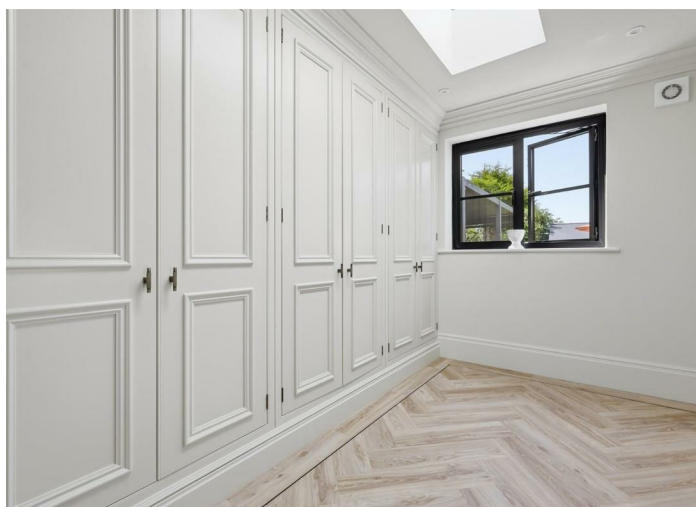
**OFFERS OVER £1,150,000**



**WATCH HOUSE GREEN  
FELSTED  
DUNMOW  
ESSEX  
CM6 3EF**

*This exceptional five-bedroom detached family home offers luxurious living throughout and includes a self-contained one-bedroom annexe, an outdoor kitchen, and a beautifully landscaped rear garden. Extending to approximately 3,234 sq ft, the property has been finished to an outstanding standard and provides spacious, versatile accommodation arranged over three floors. The ground floor comprises an inviting entrance hall, two elegant reception rooms, a stunning open-plan kitchen/dining room, pantry, utility room, study, and cloakroom. On the first floor are four generously sized bedrooms and a contemporary family bathroom. Occupying the second floor, the impressive principal suite features an en-suite bathroom and a private balcony overlooking the garden. Outside, the property further benefits from a double cart lodge and ample driveway parking. Ideally situated on the outskirts of the highly sought-after village of Felsted, this remarkable home combines countryside charm with exceptional modern family living.*





**Entrance Hall**

Accessed via a partly glazed front door:- Herringbone flooring, radiator, power points, inset spotlights, stairs rising to the first floor landing, doors to.

**Cloakroom**

W.C, wash hand basin, inset spotlights, extractor fan, herringbone style flooring.

**Study**

9'11" x 7' (3.02m x 2.13m)

UPVC double glazed window to front aspect with fitted shutters, full height radiator, bespoke shelving & drawers with ladder, power points, inset spotlights.

**Reception Room**

17'5" x 14'6" (5.31m x 4.42m)

UPVC double glazed window to front aspect with fitted shutters, inset spotlights, fabric wall panels, radiator with cover, T.V point, power points.

**Kitchen/Dining Room**

29'6" x 27'5" (8.99m x 8.36m)

Soho style bi-folding windows overlooking the rear garden, two sets of Soho style bi-folding doors leading to the rear garden, roof lantern, bespoke base and eye level units with Granite working surfaces over and complimentary splashbacks, bespoke island with Granite working surface over & breakfast bar area, inset Butler sink with Quooker 3-1 boiling water tap, range style cooker with extractor over, inset wine cooler, integrated dishwasher, integrated full height fridge, integrated full height freezer, inset spotlights, inset speakers system, full height radiators, power points, inset spotlights, Soho style double doors leading to the reception room, Soho style double doors leading to.

**Pantry**

12'11" x 8'10" (3.94m x 2.69m)

Soho style window to rear aspect, roof lantern, a range of bespoke built-in storage cupboards with Granite working surfaces, power points & breakfast station area, inset spotlights, extractor fan, herringbone style flooring, Soho style door to.

**Utility Room**

UPVC double glazed window to side aspect, bespoke base and full height units with Granite working surfaces over, inset sink, space for washing machine, space for tumble dryer, inset spotlights, power points.

**Secondary Reception Room**

16'10" x 14'6" (5.13m x 4.42m)

UPVC double glazed window to front aspect with fitted shutters, Victorian style radiator, bespoke built-in storage, herringbone style flooring, inset spotlights, power points.

**First Floor Landing**

**Bedroom Two**

16'9" x 11'3" (5.11m x 3.43m)

UPVC double glazed window to front aspect with fitted shutters, radiator with cover, inset spotlights, power points, part fabric panelled walls, bespoke fitted wardrobes.

**Bedroom Three**

16'2" x 10' (4.93m x 3.05m)

UPVC double glazed window to rear aspect with fitted shutters, radiator with cover, inset spotlights, power points, part fabric panelled walls.



**Garden**

To the rear of the property, a generous sandstone patio provides an ideal space for outdoor entertaining and leads onto a low-maintenance artificial lawn, complemented by a raised shrub border. The garden further benefits from a covered outdoor kitchen set on a composite decked area, creating an excellent space for al fresco dining. At the far end of the garden, there is a shingle area with timber storage sheds, together with an additional sandstone patio serving the detached one-bedroom annexe. Further features include external lighting, power points, a water tap, and convenient side access via a timber gate.

**Double Garage With Driveway Parking**

To the front of the property is a double bay cart lodge with a block paved driveway providing parking for several vehicles. The driveway further benefits from an electric car charging point.

**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.

- Five Bedroom Detached Family Home Extending To Approximately 3,234 Sq Ft
- Self-Contained One Bedroom Annexe Providing Flexible Accommodation
- Heated Swimming Pool, Outdoor Kitchen And Beautifully Landscaped Rear Garden
- Double Cart Lodge And Ample Driveway Parking
- Stunning Open-Plan Kitchen/Dining Room
- Two Spacious Reception Rooms Ideal For Family Living And Entertaining
- Dedicated Study Perfect For Home Working
- Principal Bedroom Suite With En-Suite Bathroom And Private Balcony
- Four Additional Bedrooms Served By A Contemporary Family Bathroom
- Pantry, Utility Room And Cloakroom Offering Excellent Practicality



**Bedroom Four**

10'6" x 8'11" (3.20m x 2.72m)

UPVC double glazed window to front aspect with fitted shutters, radiator with cover, inset spotlights, power points.

**Bedroom Five/Dressing Room**

10'6" x 7'7" (3.20m x 2.31m)

UPVC double glazed window to front aspect with fitted shutter, a ravage of built-in wardrobes with complimentary drawers & shelving, inset spotlights, power points.

**Family Bathroom**

UPVC double glazed window to rear aspect with fitted shutters, enclosed bath with concealed mixer taps, walk in shower with rainfall head & additional attachment, wash hand basin with vanity drawer, concealed cistern W.C, heated towel rail, fully tiled, inset spotlights, extractor fan.

**Second Floor**

**Principal Bedroom**

17'4" x 16'5" (5.28m x 5.00m)

Two UPVC double glazed windows to front aspect, inset spotlights, air conditioning unit, Victorian style radiator, inset spotlights, power points, door to en-suite, bi-folding doors leading to the balcony.

**Balcony**

Composite decked flooring, glass balustrade.

**En-Suite**

UPVC double glazed window to rear aspect with fitted shutters, freestanding bath with floor mounted mixer tap & shower attachment, wash hand basin with vanity shelf, concealed cistern W.C, heated towel rail, inset spotlights, extractor fan, fully tiled.

**Annexe**

**Kitchen/Dining/Living Room**

16'10" x 15'3" (5.13m x 4.65m)

UPVC double glazed French doors leading to the garden, UPVC partly glazed front door, Velux window to rear aspect, base and full height units with Granite working surfaces over & splashbacks, inset oven, inset microwave, electric hob with extractor over, integrated dishwasher, integrated fridge, integrated freezer, integrated washing machine, full height radiator, herringbone style flooring, power points, door to.

**Bedroom**

13'7" x 12'1" (4.14m x 3.68m)

UOVC double glazed window to front aspect, Victorian style radiator, herringbone style flooring, power points, door to dressing area, door to.

**En-Suite**

UPVC double glazed opaque window to rear aspect, enclosed P-bath with mixer taps, separate rainfall shower over with additional shower attachment, W.C, wash hand basin with vanity unit, heated towel rail, fully tiled, inset spotlights, extractor fan.

