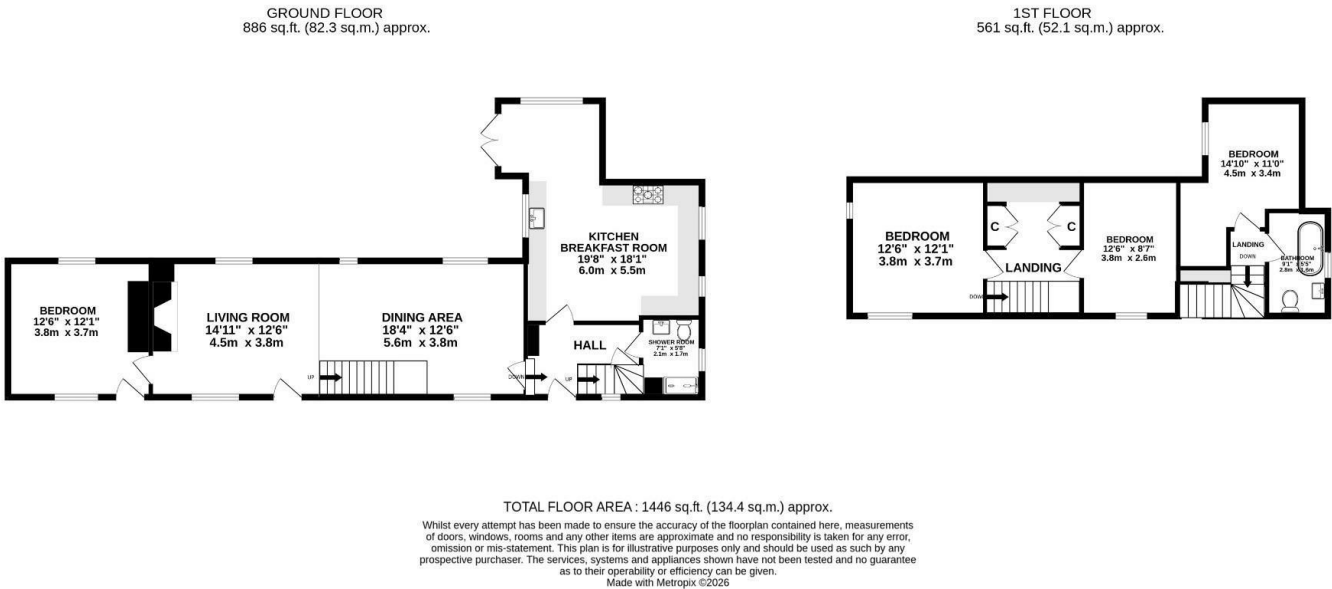


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Disclaimer

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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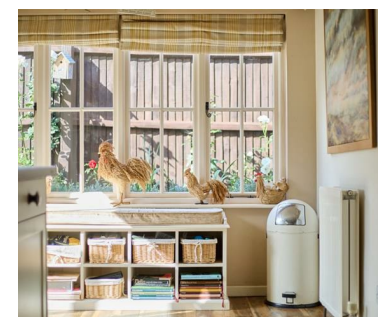
JOLLYBOYS LANE SOUTH, FELSTED, DUNMOW, ESSEX,
CM6 3LR

£665,000



JOLLYBOYS LANE SOUTH FELSTED DUNMOW ESSEX CM6 3LR

Conveniently situated along a quiet country lane, yet within walking distance of Felsted village centre, this charming three/four-bedroom detached Grade II Listed thatched cottage offers an abundance of character and charm. The ground floor accommodation comprises an entrance hall, spacious living room, dining room, kitchen/breakfast room, bedroom four/study and shower room. Upstairs, there are three further bedrooms and a family bathroom. Externally, the property benefits from a generous front garden and a private courtyard style rear garden, together with a variety of useful outbuildings. The property also benefits from driveway parking, currently held on a lease agreement. There is potential to create additional parking to the front of the property, subject to obtaining the necessary planning permissions and consents.





Gardens

To the front of the property is a generous lawned garden, featuring a variety of established flower beds and mature shrubs. Shingle pathways lead to multiple entrances to the front aspect. The gardens are enclosed by mature hedging, with two timber gates providing access from both the country lane and the leased driveway.

A paved pathway leads to a timber outbuilding and continues around the property to the rear courtyard garden. The fully paved rear courtyard features a circular seating area, complemented by a variety of mature shrubs and established flower beds. The gardens further benefit from a timber shed and playhouse.

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.

- Charming Three/Four-Bedroom Detached Grade II Listed Thatched Cottage
- Conveniently Situated Along A Quiet Country Lane
- Within Walking Distance Of Felsted Village Centre
- Wealth Of Character And Charm Throughout
- Spacious Living Room And Separate Dining Room
- Kitchen/Breakfast Room With Excellent Potential
- Ground Floor Bedroom Four/Study And Shower Room
- Three Further Bedrooms And Family Bathroom To The First Floor
- Generous Front Garden, Courtyard Rear Garden And Various Outbuildings
- Driveway Parking On Lease Agreement, With Potential For Additional Parking Subject To Planning Permission

Entrance Hall

Accessed via a solid Oak front door:- Windows to front aspect, solid wood flooring, exposed brickwork, power points, stairs rising to the secondary first floor landing, doors to.

Dining Area

18'4" x 12'6" (5.59m x 3.81m)
Windows to multiple aspects, exposed timbers, radiator, power points, opening to.

Living Room

14'11" x 12'6" (4.55m x 3.81m)
Windows to multiple aspects, red brick Inglenook fireplace with Oak bressummer, exposed timbers, radiator, power points, stairs rising to the first floor landing, door to.

Study/Bedroom Four

12'6" x 12'1" (3.81m x 3.68m)
Windows to multiple aspects, exposed timbers, radiator, power points.

Kitchen/Breakfast Room

19'8" x 18'1" (5.99m x 5.51m)
Windows to multiple aspects, base and eye level units with solid wood working surfaces over, inset Butler sink with mixer taps, range style stoves cooker with extractor over, space for fridge/freezer, integrated washing machine, radiator, power points, inset spotlights, solid wood flooring, glazed French doors leading to the rear garden.

Shower Room

Opaque window to side aspect, enclosed shower with glass enclosure, concealed cistern W.C, wash hand basin with vanity unit below, heated towel rail, tiled flooring, extractor fan, inset spotlights.

First Floor Landing

A range of built-in wardrobes & drawers, exposed timbers, power points, doors to.





Bedroom Two
 12'6" x 12'1" (3.81m x 3.68m)
 Windows to multiple aspects, exposed timbers, feature cast iron fireplace, power points, fitted drawers & dressing table.

Bedroom Three
 12'6" x 8'7" (3.81m x 2.62m)
 Window to front aspect, exposed timbers, radiator, power points.

Secondary Landing
 Inset spotlights, radiator, power points, doors to.

Principal Bedoom
 19'8" x 18'1" (5.99m x 5.51m)
 Window to front aspect, eaves storage, radiator, power points, inset spotlights.

Bathroom
 Opaque window to side aspect, freestanding claw foot bath with mixer taps & shower attachment, wash hand basin, W.C, heated towel rail, inset spotlights, extractor fan, wood effect flooring.

