

Hamilton House

Cobblers Green, Felsted, CM6 3LX

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Cobblers Green, Felsted, CM6 3LX

A beautifully preserved Victorian home retaining most of its original features and with later additions from 2002 onwards, enjoying accommodation in excess of 4200 sq ft with scope for a self-contained two storey annexe. Set in approximately 0.98 of an acre, with mature gardens and a wildflower meadow, this exceptional property blends country living with cutting-edge eco credentials, all within commuting distance of London.

Substantial Victorian residence originally dating from 1900

Scope for a 2-storey self contained annexe

Accommodation of in excess of 4,200 sqft

Exceptional eco-credentials

Grounds of approaching 1 acre

Highly sought-after village location



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



The property is set in the quiet hamlet of Cobblers Green on the outskirts of the enviable village of Felsted, renowned for its prestigious independent school. The house is a 20 minute walk from the village centre which provides a store, post office and several restaurants. Ideally situated between Chelmsford and the historic market town of Great Dunmow, the location offers the perfect balance of rural charm and urban convenience. Chelmsford City's mainline railway station (20 minute drive) provides direct access to London Liverpool Street in approximately 35-40 minutes, making it ideal for commuters. Great Dunmow is just a short drive away and offers a wide range of amenities including schools, shopping, restaurants, traditional public houses, and recreational facilities. The town also provides convenient access to the A120, which links directly to the M11/M25/A12 road networks and London Stansted International Airport, ensuring superb national and international connectivity.

GROUND FLOOR

ENTRANCE HALL

Entrance door with decorative leaded panels and staircase rising to the first floor.

RECEPTION ROOM

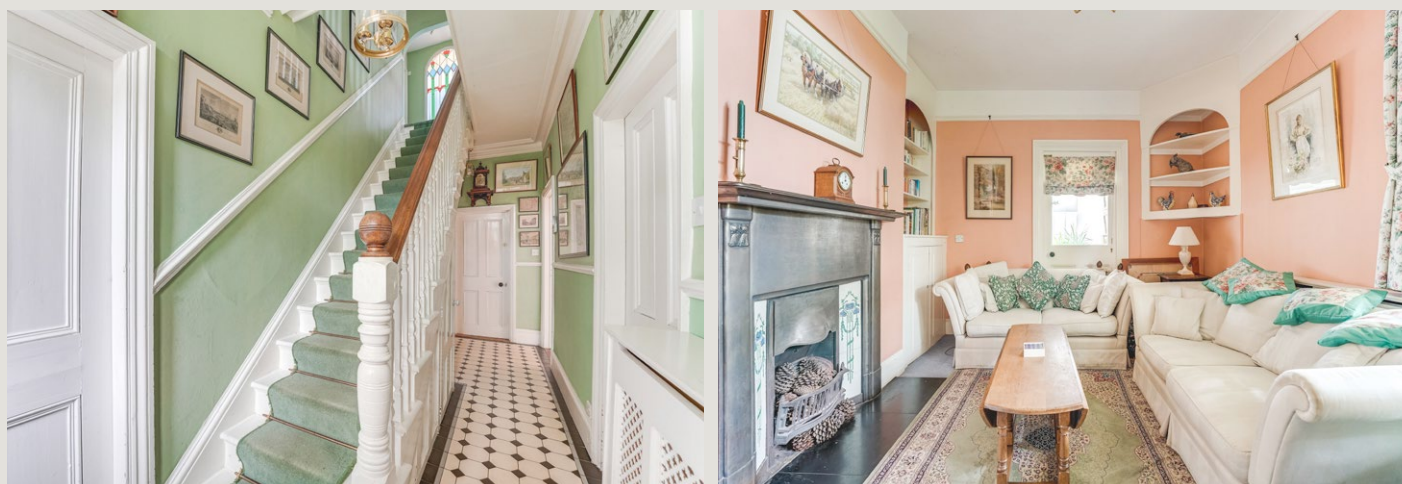
Bay window to the front aspect, fireplace with slate hearth and fitted shelving and cupboards to either side. A pair of doors lead to:

DINING ROOM

This magnificent room was added to the property in recent years, and includes a light-flooded space perfect for entertaining. The room has a single door which leads onto a secluded terrace, perfect for the summer months, oak flooring and air conditioning.

SNUG

A cosy room with views through the pretty terrace and mature grape vines towards the garden and over open countryside beyond. Fireplace with slate hearth, fitted shelves and cupboards.





MUSIC ROOM

Bay window to the front aspect and further window to the side. Fireplace with slate hearth, fitted shelving and cupboards.

CLOAKROOM

Comprising low level WC, wash basin and window to the rear aspect.

KITCHEN

A farmhouse style kitchen, painted in a cheerful sky blue. Fitted with a range of base and eye level units with granite worktop space, butler sink, range cooker, space for fridge freezer, integrated dishwasher and built-in larder. Open plan to:

BREAKFAST ROOM

Deep window to the rear aspect overlooking the garden and glazed door providing access to the outdoor space. A focal point is a large decorative wrought iron spiral staircase which rises to the first floor.

UTILITY ROOM

Comprising fitted cupboards, worktop with sink unit, space for washing machine with tumble dryer above and window to the front aspect. The property has a later addition which could provide a self-contained, two storey annexe or blend seamlessly with the original house.

HALLWAY

Door providing access from the driveway, window to the rear aspect and glazed door to:

INNER HALL

Door and staircase rising to the first floor.

OFFICE

A pair of windows to the rear aspect overlooking the garden and beyond. The room offers a multitude of uses, dependent upon needs.

WET ROOM

Comprising shower area, low level WC and wash basin.





WORKSHOP

A room currently utilised as a workshop, but also capable of taking up to 2 cars. It could be easily integrated into the property as further living space, with a pair of windows to the front aspect and a pair of glazed timber doors providing access from the driveway.

FIRST FLOOR LANDING

Accessed via the staircase from the inner hall. Window to the rear aspect.

KITCHEN

Fitted with a range of units with worktop space, ceramic sink, hob with oven below, space for dishwasher and fridge. Windows enjoying views to the front and rear aspects. Fitted shelving creating a divide to:

BEDROOM 5

Windows to three aspects providing a good degree of natural light and a pleasant outlook.

BATHROOM

Comprising panelled bath with shower attachment, low level WC, wash basin and window to the front aspect.

LANDING

Accessed via the entrance hall. Large, bespoke decorative stained glass window, built-in linen cupboard and staircase rising to the second floor.

BEDROOM 1

Bay window to the front aspect, Victorian cast iron fireplace and built-in wardrobe.

BEDROOM 2

Bay window to the front aspect, Victorian cast iron fireplace and door to:

EN SUITE

Comprising shower enclosure, low level WC, pedestal wash basin and window to the front aspect.













BEDROOM 3

Fitted with a range of wardrobes, Victorian cast iron fireplace and window to the side aspect with views. Doorway to:

DRESSING ROOM

Window to the rear aspect with views.

BEDROOM 4

Window to the rear aspect, fitted wardrobes and Victorian cast iron fireplace. Door to:

LANDING/STUDY

Accessed via the spiral staircase from the breakfast room. Windows to the front and rear aspects.

SHOWER ROOM

Comprising shower enclosure, low level WC, wash basin and window to the side aspect.

BATHROOM

Comprising bath with shower over, bidet, low level WC, wash basin and window to the rear aspect.

SECOND FLOOR

BEDROOM 6

Window to the rear aspect with elevated views, built-in cupboards and wardrobes.

SHOWER ROOM

Comprising shower enclosure.

CLOAKROOM

Comprising low level WC and wash basin.



OUTSIDE

The property is located in the picturesque location of Cobblers Green near Felsted, set in its own mature grounds approaching an acre. The property is approached via a gravelled driveway providing extensive off-street parking, in turn leading to the delightful gardens which have been nurtured over a number of years and lovingly cared for by the current owners, incorporating a wildflower garden, mature trees and stunning views over the adjoining countryside. Adjoining the rear of the property is a natural stone paved terrace with mature grape vines. At the end of the garden, to the left hand side, is a pair of large timber sheds providing useful storage, together with vegetable patches. Off the dining room is a secluded, lower terrace which is ideal for al fresco entertaining, with a well-stocked raised flowerbed and orchard with mature fruit trees.

ECO CREDENTIALS

The current owners have made significant eco-conscious upgrades, including the installation of 60 solar panels and a Tesla Powerwall battery, delivering impressive energy efficiency. The original section of the home benefits from a ground source heat pump, with air conditioning in selected areas for added comfort. The extension on the west side of the property utilises an air source heat pump. The implementation of these sustainable technologies allows for a considerable reduction in household electricity expenditure through the Feed-in Tariff (FIT) mechanism – offering both environmental benefits and long-term savings.

MATERIAL INFORMATION

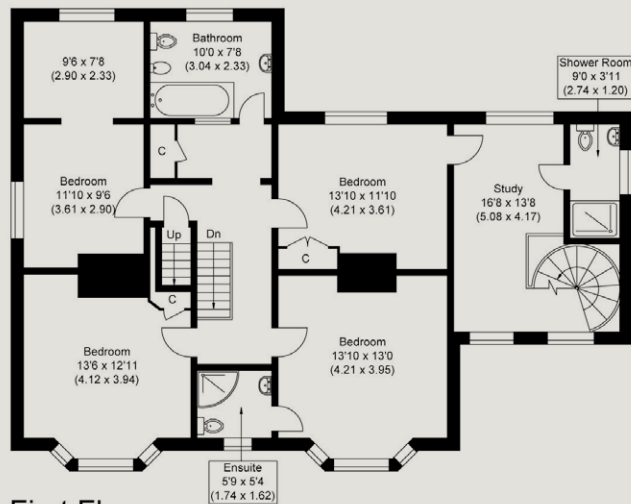
- Tenure – Freehold
- Council tax band – F
- Local Authority – Uttlesford

VIEWINGS

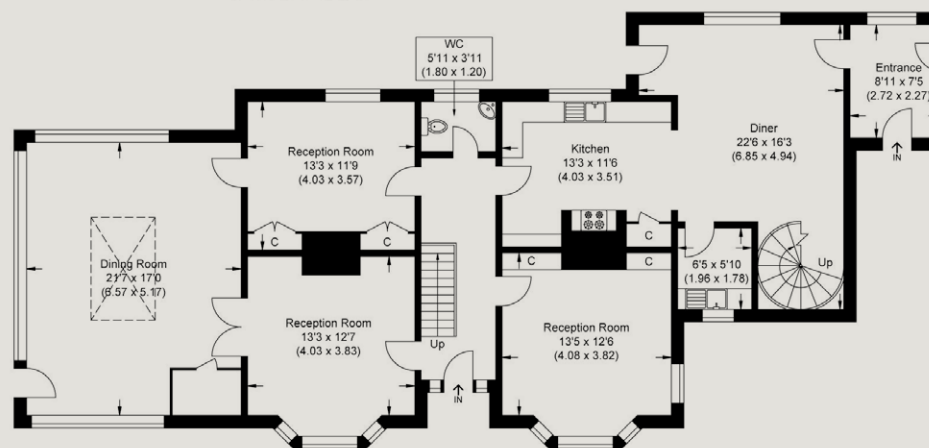
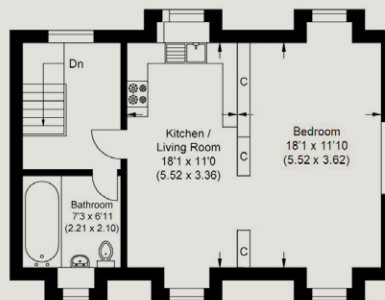
Strictly by appointment through the Agents.



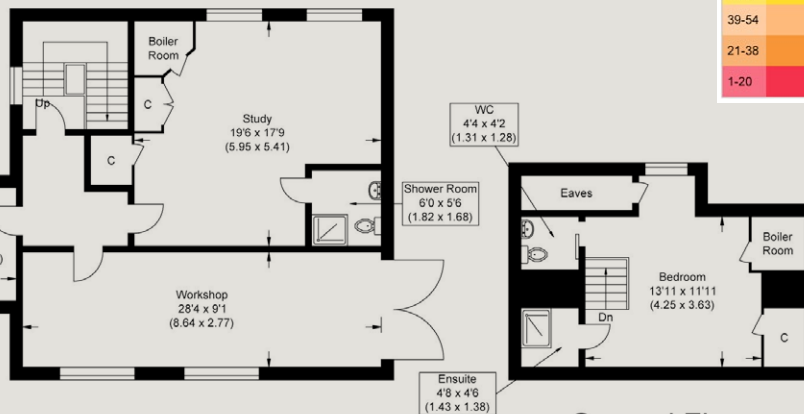
Illustration for identification purposes only, measurements are approximate, not to scale.



First Floor



Ground Floor



Second Floor

Approximate Gross Internal Area
391.95 sq m / 4219 sq ft
(Excludes Workshop)
Workshop Area 23.93 sq m / 257.58 sq ft

Main Property:

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B		
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The Annex:

Score	Energy rating	Current	Potential
92+	A	100 A	100 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Special Notes

- As the sellers' agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
- No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
- Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
- Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
- All dimensions are approximate and floorplans are for general guidance and are not to scale.
- Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask us or seek professional verification.
- These Sales Particulars do not constitute a contract or part of a contract.



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