



Pump Court, Mill Road, Felsted, Dunmow, Essex

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Pump Court Mill Road, Felsted, Dunmow, Essex, CM6 3HQ

A beautifully presented Georgian-style country house with flexible accommodation thought and far-reaching views.

Great Dunmow 5.6 miles, Braintree 6.5 miles, Chelmsford 10.6 miles, Stansted Airport 10.6 miles, Bishops Stortford 14.9 miles, M11 12.7 miles

Entrance hall | Living room | Study | Media room
2 Cloakrooms | Kitchen/open plan family room
Dining area | Utility room | Plant room | Boot room | Pantry | Principal bedroom with en suite and dressing room | 5 Further bedrooms, 3 with en suites | Steam room | Family bathroom
Store room | Storage | Triple garage Gym | EPC Rating B

About 1.5 acres

The property

Occupying a prime position in the heart of Felsted this modern contemporary Georgian-style country house was constructed in 2014. The house is finished to an extremely high standard and boasts living accommodation in excess of 6,000 sq ft. A symmetrical facade with classic brickwork and large sash windows, evenly spaced, provides a traditional look associated with its Georgian architecture.

Internally, the accommodation radiates from a welcoming reception hall, offering access to the spacious and well-proportioned rooms. The property provides exceptionally well-appointed living space, arranged over three levels with high ceilings and large windows that flood the interiors with natural light. The property has

six well proportioned bedrooms and extensive reception space.

The generous accommodation flows into a series of living spaces, approached via a welcoming entrance hall with high ceilings and a sweeping staircase. A large, light-filled sitting room is located off the hall with a dual fireplace as the focal point. The ground floor also offers a study, media room and cloakroom.

The beautiful kitchen/family room, of open-plan design, is the real heart of the home. This stunning room provides a bright and airy space designed for both everyday living and social gatherings. Modern fixtures and fittings, along with integrated appliances make this kitchen a very practical and enjoyable space. The kitchen opens to a beautifully appointed breakfast room, with a lantern roof and bi-folding doors opening to a west facing terrace. Beyond the kitchen is a utility room, plant room, boot room, pantry and secondary cloakroom.

A galleried landing serves four bedrooms and a shower room to the first floor. The principal suite includes a spacious bedroom and an en suite bathroom with a freestanding bath, double sink and a large shower, with an interconnecting dressing room. There are three additional bedrooms on this level, each with en suite facilities. There is a separate shower room with a steam room. To the upper level there are two further bedrooms and a separate bathroom. One of the bedrooms has a walk in wardrobe and a separate store room concludes the accommodation.





Outside

Pump Court is approached via a large sweeping gated driveway which curves round the house, providing ample parking space for guests. The gardens are beautifully designed and manicured, with smartly clipped lawns to complement this beautiful home. Of particular delight, and opening directly from the breakfast room, is the generous stone terrace ideal for al fresco entertaining. Following on from the terrace and formal lawns, is a professional tennis court. The garden is fully enclosed and includes a mix of evergreen hedging providing natural screening.

An oak framed triple garage which includes two practical storage rooms lies to one side of the driveway. To the corner of the plot, is the former pump works building which is now a dedicated home gym.





Location

Pump Court occupies a prime position within the heart of the picturesque village of Felsted. Known for its historic charm, Felsted has an active community and enjoys a village shop, post office, pubs, tea room and eateries. There is nearby access to miles of footpaths and bridleways with the 'Flitch Way' bordering the village, offering an important greenway and wildlife corridor between Braintree and Bishop's Stortford. One of Felsted's most notable features is Felsted School, an independent co-educational day and boarding school founded in 1564. The school has a rich history and offers education from ages 4 to 18. The school's campus and state-of-the-art facilities make it a popular choice for both local and international students. There are secondary schools at Dunmow and Chelmsford with further primary schools in the village itself, Stebbing, Flitch Green, Rayne and Ford End. Felsted benefits from excellent transport links, making it commutable to nearby cities and towns. The village is approximately 45 miles northeast of central London. The nearest railway station is in Braintree, around 6 miles, which offers regular services to London Liverpool Street with a journey time of about an hour. For drivers, the M11 motorway provides direct access to London. The city of Chelmsford, the county town of Essex, is about 12 miles south of Felsted. Chelmsford also has a train station with frequent services to London. The nearby market town of Great Dunmow is just around 5 miles to the west of Felsted, offering additional amenities, shopping, and restaurants. Surrounded by the beautiful Essex countryside, the property is perfectly placed for outdoor activities. The village is characterised by scenic landscapes, including open fields, wooded areas, and charming walking paths.







Floorplans
House internal area 6,303 sq ft (586 sq m)
For identification purposes only.



TOTAL: 6303 sq. ft, 586 m2

GROUND FLOOR: 2677 sq. ft, 249 m2, FIRST FLOOR: 2286 sq. ft, 212 m2, SECOND FLOOR: 1051 sq. ft, 98 m2, GYM: 289 sq. ft, 27 m2

EXCLUDED AREAS: GARAGE: 520 sq. ft, 48 m2, STORAGE: 194 sq. ft, 18 m2

Dimensions And Layout Are Approximate, Actual May Vary.

Directions

From Strutt and Parker's Chelmsford office, take the A1016 to Essex Regiment Way (A130) and follow the road for approximately 2.8 miles. At the roundabout take the 2nd exit to join the B1008 sign-posted to Felsted. Next take the right turn onto the B1417 and continue for a further 2.8 miles, at the T junction turn left onto Station Road and take the second left onto Mill Road where the property can be found further down on the right hand side.

General

Local Authority: Uttlesford District
Council Services: All mains services connected.
Council Tax: Band H
Tenure: Freehold
Guide Price: £3,900,000

Chelmsford

Coval Hall, Rainsford Road, Chelmsford CM1 2QF

01245 254600

chelmsford@struttandparker.com
struttandparker.com



Over 50 offices across England and Scotland,
including Prime Central London

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken July 2024. Particulars prepared July 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



For the finer things in property.

