



Hyde Lane, Danbury, CM3 4LP

Council Tax Band G (Chelmsford City Council)



Guide Price £850,000 - £875,000 Freehold



GUIDE PRICE £850,000 to £875,000

Extended traditional four bedroom period cottage (originally three cottages) providing over 2000 sq ft of accommodation benefitting from many upgrades, yet maintaining its charm and character, situated on the outskirts of Danbury on a plot circa 0.4 of an acre. The property is particularly energy efficient with an EPC rating of A due to the air source system with underfloor heating and photovoltaic solar panels.

#### ACCOMODATION

The property provides spacious accommodation starting with a reception hall, leading through to a 22 foot gallery / office currently used as office space, with a 24 ft living room with impressive inglenook fireplace, ideal for large family gatherings and suitable for use as a dining hall, with a door leading through to a snug/ study or even ideal playroom, with a further reception room with brick built fireplace with inset log burner. The hub of the house is the large refitted kitchen dining area, with built in appliances, central island, two glass lantern roof lights, with Bi fold doors opening to the garden areas. In addition there is a utility room which is partly used as a laundry room with plumbing and space for washing machine and tumble drier, and part as a shower room with wc. This room also houses the water system pressurised tank.

Upstairs there are four bedrooms, one benefitting from fitted wardrobes, with the main bedroom enjoying an ensuite shower room. The other bedrooms are serviced by the main family bathroom with sunken bath, wash basin and wc.

#### OUTSIDE

The property sits fairly central on a plot circa 0.4 acre, with electric gated driveway, providing access to the shingle parking area as well as access to the modern double garage with pitch roof providing eaves storage, and bike shed. To the front is a large lawn area screened to the road, ideal for outdoor activities, childrens play area. To the side is a large paved terraced adjacent to the house, with Spanish style arch, providing a pleasant area for al fresco dining and entertaining. To the rear of the property is a vegetable garden area, raised beds and green house, which is adjacent to a formal garden with central fountain feature.

#### DANBURY

The property is conveniently situated on the periphery of Danbury village and close to the well known White Elm Garden Centre. Danbury offers a range of local facilities which include local Co-op supermarket and Tesco convenience store, public houses and a parish church. Schooling includes Elm Green and Heathcote as well as Danbury Park and St Johns primary schools. For the commuter, Chelmsford and Hatfield Peverel mainline stations lie approximately 5 miles from the village. Chelmsford city centre offers an extensive range of shopping and leisure activities whilst Maldon town centre and South Woodham Ferrers are also within easy reach of the village. The A12 trunk road which links to the M25 and beyond is less than 2.5 miles from the property.

- Detached period Cottage
- Airsource heating pump fueled underfloor heating
- Utility / ground floor shower room
- Four Bedrooms one with ensuite
- Gardens extend to front, rear and side of property.

- Occupying a plot circa 0.4 acre
- Refitted spacious kitchen dining room with Bi folds to garden
- Three reception rooms plus gallery room
- Family Bathroom
- Double garage and driveway



















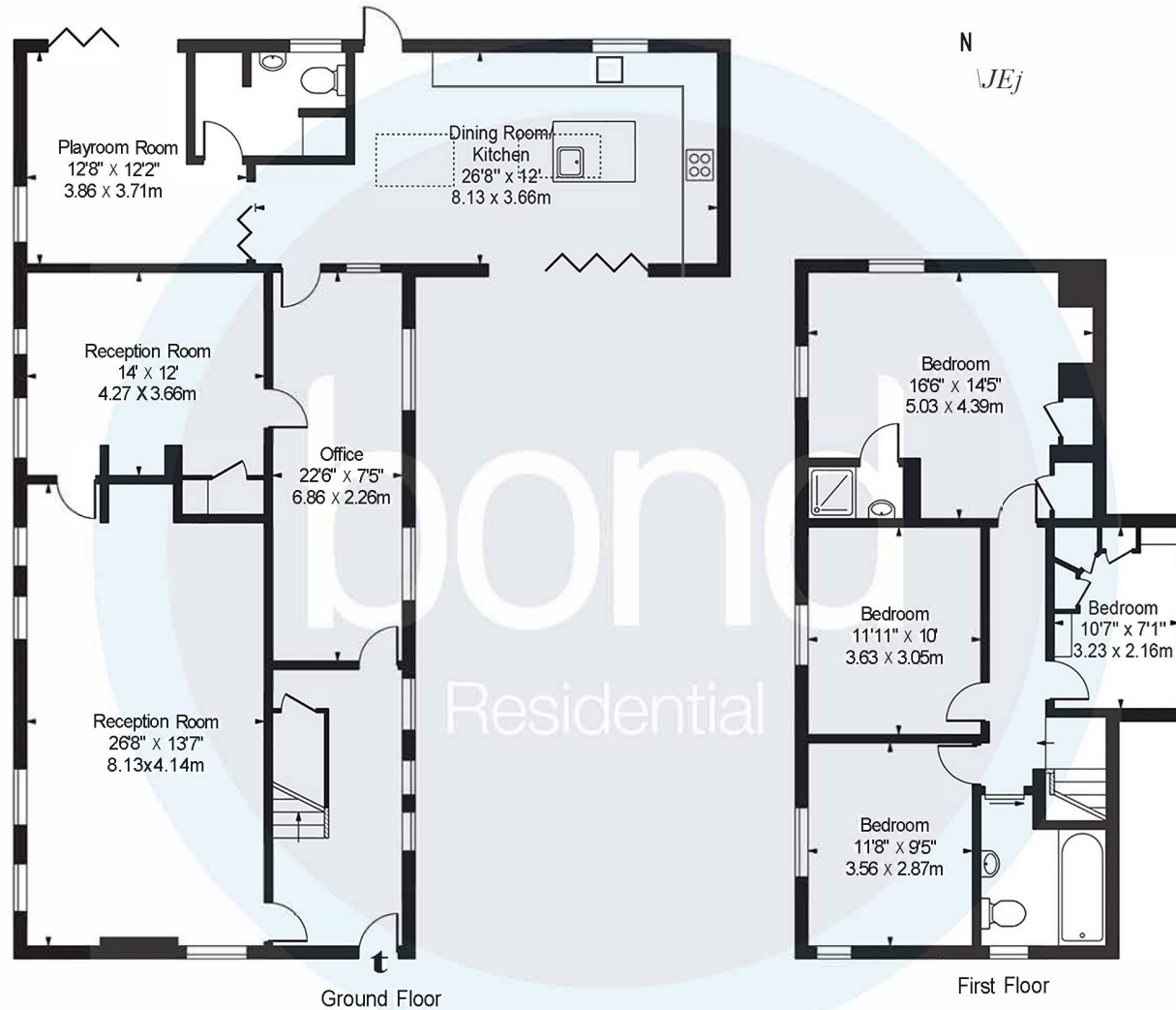








Approx. Gross Internal Area 2051 Sq Ft - 190.54 Sq M



Ground Floor

First Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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