



Mayes Lane, Danbury, CM3 4NJ

Council Tax Band G (Chelmsford City Council)

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£1,250,000 Freehold

ACCOMMODATION

Built by Bakers of Danbury and being sold for the first time in 43 years this spacious detached family home offers lots of charm and character and is located at the heart of Danbury village. The property has been extended in the past and now offers around 2500 sq ft of living accommodation all set in stunning grounds of 0.36 of an acre.

The ground floor accommodation comprises entrance porch, reception hall, cloaks lobby, cloakroom, living room with feature fireplace, separate dining room, study, a large kitchen/breakfast room then leads through to a spacious conservatory which provides a wonderful outlook over the established gardens.

On the first floor there are five bedrooms in total with the principal and guest bedrooms both offering en-suite facilities in addition to a separate family bathroom.

The overall plot extends to around 0.36 of an acre and the property sits around 40ft back from the road and features a circular in/out driveway which provides extensive parking facilities and access to the two separate garages. The south facing rear garden is very established and extends to approximately 140ft (42.67m) in depth by 50ft (15.24m) in width and offers a high degree of privacy and seclusion and features well stocked beds and borders with numerous ornamental trees.

LOCATION

The home is located within walking distance of the village green and local shops, primary schools and amenities. Danbury offers a range of local facilities which include the popular schools of Elm Green and Heathcote as well as Danbury Park and St.Johns C of E Primary Schools.

Bus services to Chelmsford Secondary Schools are located within a stones throw. Amenities within the village include a local co-op supermarket, public houses and a parish church. For the commuter, Chelmsford's mainline station lies approximately 5 miles to the west of the village with Chelmsford city centre offering a more extensive range of shopping and leisure activities. Maldon town centre and South Woodham Ferrers are also within easy reach of the village.

CONSUMER PROTECTION ACT

We would like to bring to interested parties attention the following information:

In 1988 the property was shown to have suffered from subsidence. Following investigations and reports a series of remedial work was proposed to rectify the problem which included underpinning to the front north eastern corner. In 2015 the current sellers commissioned a structural inspection of the property to record the structural condition of the property and a subsequent visual inspection in 2021 concluded that there had been no structural deterioration and that the property was stable. The sellers have retained all information and documents relating to this issue and are happy to share these with any interested parties on written request.

We would also make interested parties aware that there is a footpath to the left hand boundary which provides access to two properties. This footpath is within the title boundary of the property but sits on the outside of the existing fenced and hedged boundaries and therefore has no impact on security, privacy or enjoyment of the rear garden.

- Character detached family home
- Principal and guest bedrooms with en-suite facilities
- Three reception rooms
- Large conservatory
- Village centre location overlooking Dawson memorial field
- Five bedrooms
- Family bathroom and ground floor cloakroom
- Fitted kitchen/breakfast room
- Twin garages with extensive additional parking via in/out driveway
- Established rear garden with overall plot extending to 0.36 of an acre









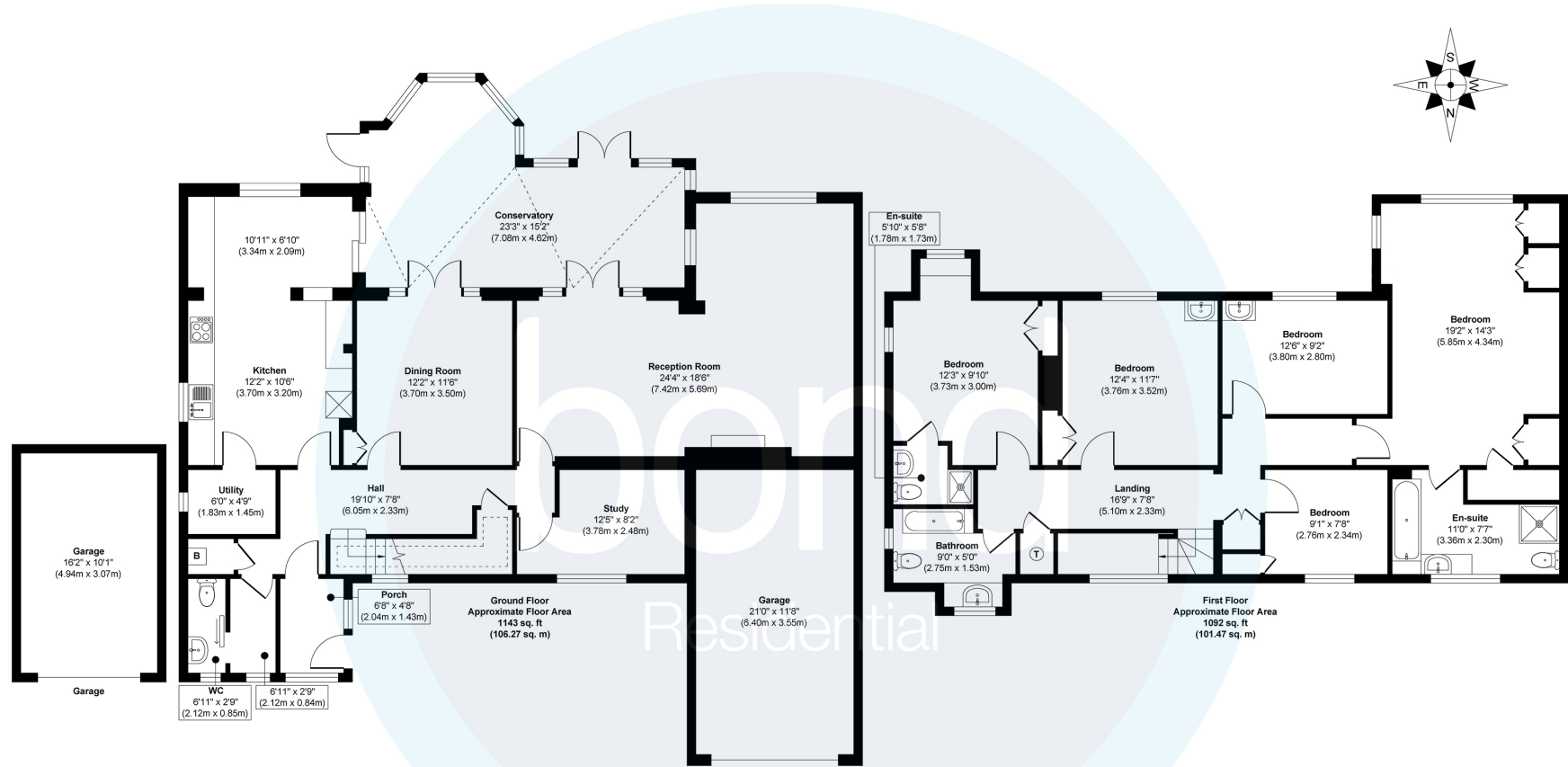
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Approx. Gross Internal Floor Area 2960 sq. ft / 275.07 sq. m (Including Garages & Conservatory)

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

Produced by Elements Property

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