



Runsell Green, Danbury, CM3 4QZ

Council Tax Band B (Chelmsford City Council)



£270,000 Freehold



A charming cottage which seamlessly blends modern comforts with with character and period features. The cottage is conveniently located just off Runsell Green and is therefore within walking distance of the village centre.

## ACCOMMODATION

The cottage is superbly presented throughout and retains much of its original charm with exposed timbers and beams. Entering the property via the front entrance porch which features a tiled floor you walk into a cosy sitting room which features a solid wood floor with fireplace and woodburner, there is useful built in storage and exposed timbers and studwork. The fitted kitchen reflects a farmhouse style and features solid wood worktops with inset stainless steel bowl sink, integrated appliances include electric hob, electric oven, fridge and washing machine. There is access to the rear courtyard and stairs lead up to the first floor. The bedroom features a 9ft high vaulted ceiling, dormer window and a wealth of exposed timbers, there is also an en-suite shower room with shower cubicle, close coupled wc and a vanity wash basin. There is a tiled floor and heated towel rail with inset downlights in the ceiling. The property also benefits from gas central heating and double glazed heritage windows with black monkey tail handles.

The property is approached via a shared drive over which the cottage has right of access. To the front of the cottage there is a lawned garden with herringbone brick paved path and flower border. To the rear of the cottage there is courtyard garden which is enclosed by close boarded fencing and walling, the current owner has installed composite decking and a small storage box.

## LOCATION

The property is located on the edge of Runsell Green and within easy reach of the highly popular Anchor pub. Danbury village is within easy walking distance and provides a range of local amenities and schooling. Bus routes linking the village with nearby Maldon and the city of Chelmsford are also close to the property. For the commuter, Chelmsford, Bealieu Park and Hatfield Peverel mainline stations all lie within 6 miles of 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.

- Delightful character cottage
- Sitting room with feature fireplace and woodburner
- Stunning bedroom with 9ft high vaulted ceiling and exposed timbers
- Gas central heating
- Lawned front garden and rear courtyard with composite decking
- Exposed timbers and beams
- Fitted kitchen with integrated hob, oven, fridge and washing machine
- En-suite shower room
- Double glazed windows with heritage style monkey tail handles
- Internal viewing highly recommended







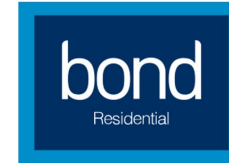
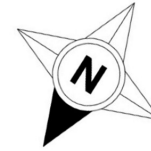
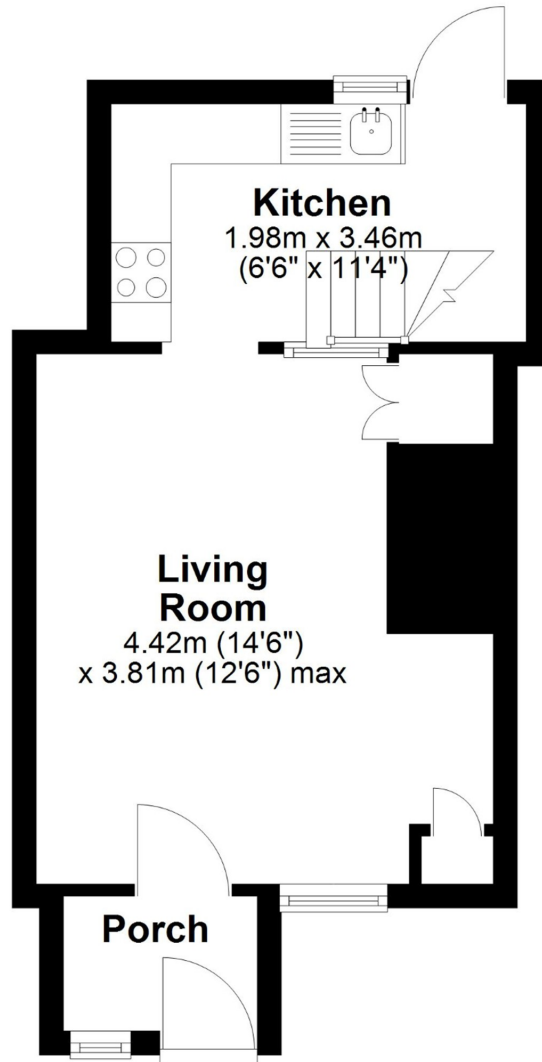




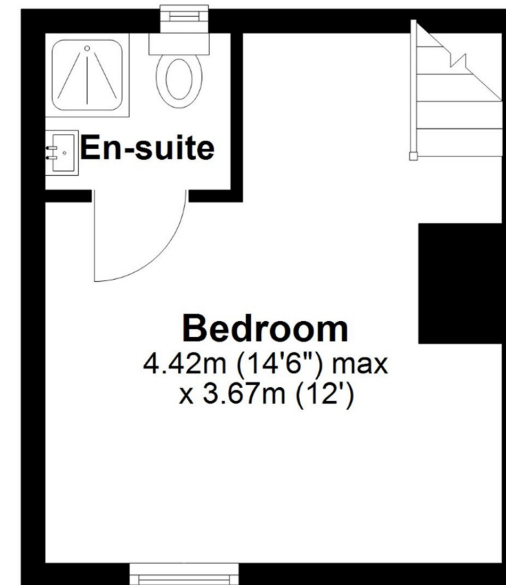




## Ground Floor



## First Floor



**APPROX INTERNAL FLOOR AREA 43 SQ M (460 SQ FT)**

This floorplan is for illustrative purposes only and is **NOT TO SCALE**  
all measurements are approximate **NOT** to be used for valuation purposes.

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