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Residential



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Woodhill Road, Danbury, CM3 4AL

Council Tax Band G (Chelmsford City Council)



Guide Price £1,500,000 Freehold



A stunning four bedroom 'Potton Heritage' style family home enjoying an elevated position with delightful countryside views set in total grounds of around 4.19 acres with planning approved\* for equestrian facilities. The property enjoys a secluded and private location being nestled along a private lane adjacent to Danbury Country Park and Lakes and therefore within easy reach of Danbury village amenities.

## ACCOMMODATION

The property has been extended in the past and now offers around 2300 square foot of living space. Entering the property via a spacious reception hall with cloakroom, ground floor accommodation continues with a spacious sitting room which enjoys a triple aspect with feature inglenook fireplace. The spacious kitchen/breakfast room was re-fitted by the present owners with shaker style units and quartz worktops and a central island units, the breakfast area features a contemporary Contura woodburning stove and leads through into a spacious dining room with folding doors opening into a stunning garden room with recessed bar area and enjoying views of the rear gardens. The first floor features four good sized bedrooms and family bathroom with the principal bedroom enjoying a dual aspect and featuring a vaulted ceiling with en-suite shower room. The home also features oil fired central heating and double glazing.

## OUTSIDE

The property is accessed through electric remotely operated gates and there is a large gravelled driveway which provides extensive parking space and access to a detached double garage with EV charging point and loft room above. Also located to the front of the property is a timber built outbuilding ideal as an office with power and internet available. The main formal gardens and front drive extend to around half an acre and the rear aspect of the property enjoys a southerly aspect.

## EQUESTRIAN POTENTIAL

The remaining acreage is paddock and offers excellent potential for equestrian pursuits with conditional planning granted on 22.11.22 for the construction of 3 stables with tack room, hay store and associated hardstanding and the addition of a private use 20m x 40m equestrian ménage. There is 5 bar gate access from Woodhill Road. Please note that planning was conditional on works being commenced within 3 years of the date of the decision.

Reference 22/01440/FUL

## LOCATION

This home is conveniently accessible to transport links into London. Located just 1.5 miles from Danbury village centre, residents can enjoy a range of local amenities including a supermarket, doctors' surgery, and charming village pubs and restaurants. The area is well-served by reputable schools such as Danbury Park, Heathcote, and Elm Green School in nearby Little Baddow. For nature enthusiasts, the property is ideally situated with pathways leading to Danbury Country Park & Lakes. The A414, just a mile away, provides easy access to the picturesque waterside town of Maldon and the A12, while Chelmsford City Centre is within 5 miles and offers a range of leisure and shopping facilities. Commuters have choice of mainline stations which offer frequent services to London in around 35 minutes.

## SERVICES

Mains Electricity, Water and Drainage are available, there is also a full fibre broadband connection.

## AGENTS NOTE

The property is accessed via a private road for which a contribution of 25% is payable towards any repairs costs. The current owners advise that a contribution has not been requested whilst they have lived at the property

- Potton Heritage style four bedroom detached family home
- 22ft triple aspect sitting room with inglenook fireplace
- Separate dining room and spacious family room with recessed bar area
- 4.19 acres of grounds with planning granted for equestrian facilities
- Detached double garage with loft room over

- Principal bedroom with vaulted ceiling and en-suite shower
- 22ft kitchen/breakfast room with woodburning stove
- Separate utility/boot room
- Electric gated driveway with expansive parking and EV charging point
- Timber outbuilding ideal as home office

















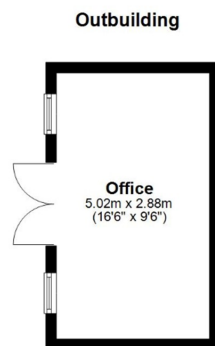
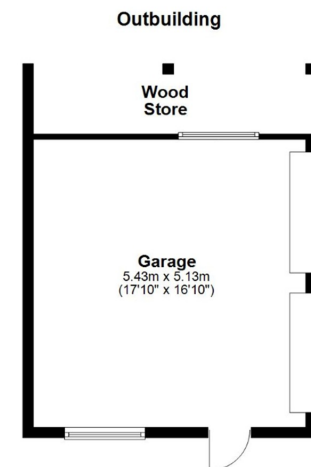
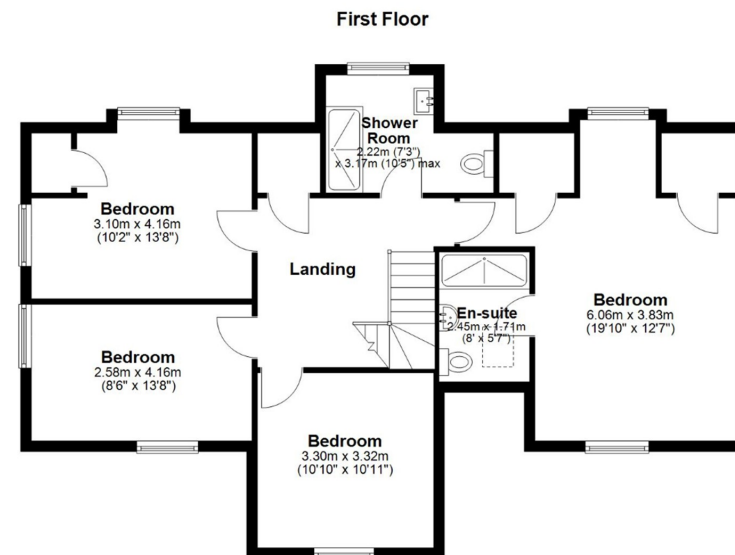
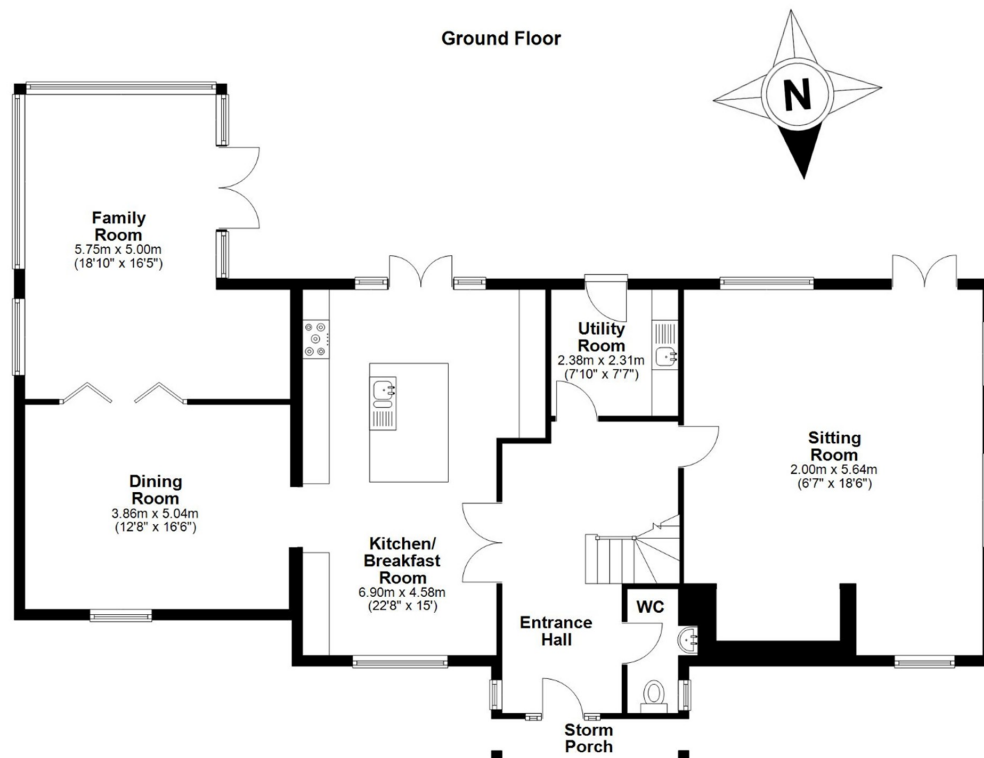












**APPROX INTERNAL FLOOR AREA**  
224 SQ M (2410 SQ FT)  
**OUTBUILDINGS** 49 SQ M (520 SQ FT)  
This floorplan is for illustrative purposes  
only and is **NOT TO SCALE**  
all measurements are approximate  
**NOT** to be used for valuation purposes.  
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10, Maldon Road,  
Danbury, Essex, CM3 4QQ  
**Telephone: 01245 222856**  
**Website: [www.bondresidential.co.uk](http://www.bondresidential.co.uk)**

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