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Residential

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# Runsell Green, Danbury, CM3 4QZ

Council Tax Band C (Chelmsford City Council)

 2  3  2

£499,950 Freehold

A well presented character cottage with origins dating back to 1800's which enjoys views to the rear from the first floor across farmland and towards the Blackwater Estuary on the horizon.

## ACCOMMODATION

The cottage has been tastefully extended and improved and combines character features such as exposed timbers and leaded light windows with modern day living space and gas central heating.

Entering the ground floor via an entrance porch into a spacious but cosy living room with exposed timbers and a redbrick fireplace with oak mantle. The kitchen features a tiled floor and has been re-fitted by the current owners in a cottage style kitchen with shaker style units, solid wood worktops, butler sink and space for a range style cooker. An inner lobby off the kitchen provides access to a 2nd reception room which opens into the rear garden. A large ground floor bathroom features exposed timbers and a beautiful freestanding roll top claw foot bath and completes the ground floor living space.

On the first floor there are three good sized bedrooms with the rear facing bedrooms enjoying views over farmland towards the Blackwater Estuary on the horizon, a modern wet room provides a real wow factor in the cottage with a vaulted ceiling and floor to ceiling glass wall feature.

Outside there is driveway parking for several cars and the detached garage has been converted to now provide an additional room which can be utilised as a home gym or home working space and there is a storage room to the rear.

## LOCATION

The property is conveniently situated on the periphery of Danbury village within walking distance of local shops, schools and pubs. 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.

- Tastefully Extended and Renovated Character Cottage
- Two Reception Rooms
- Period style Bathroom and modern wet room
- First floor views to rear across farmland to Blackwater Estuary
- Driveway parking for 3 cars
- Three good sized bedrooms
- Re-fitted cottage style kitchen
- Enclosed Rear Garden
- Gas Central Heating
- Internal viewing is highly recommended

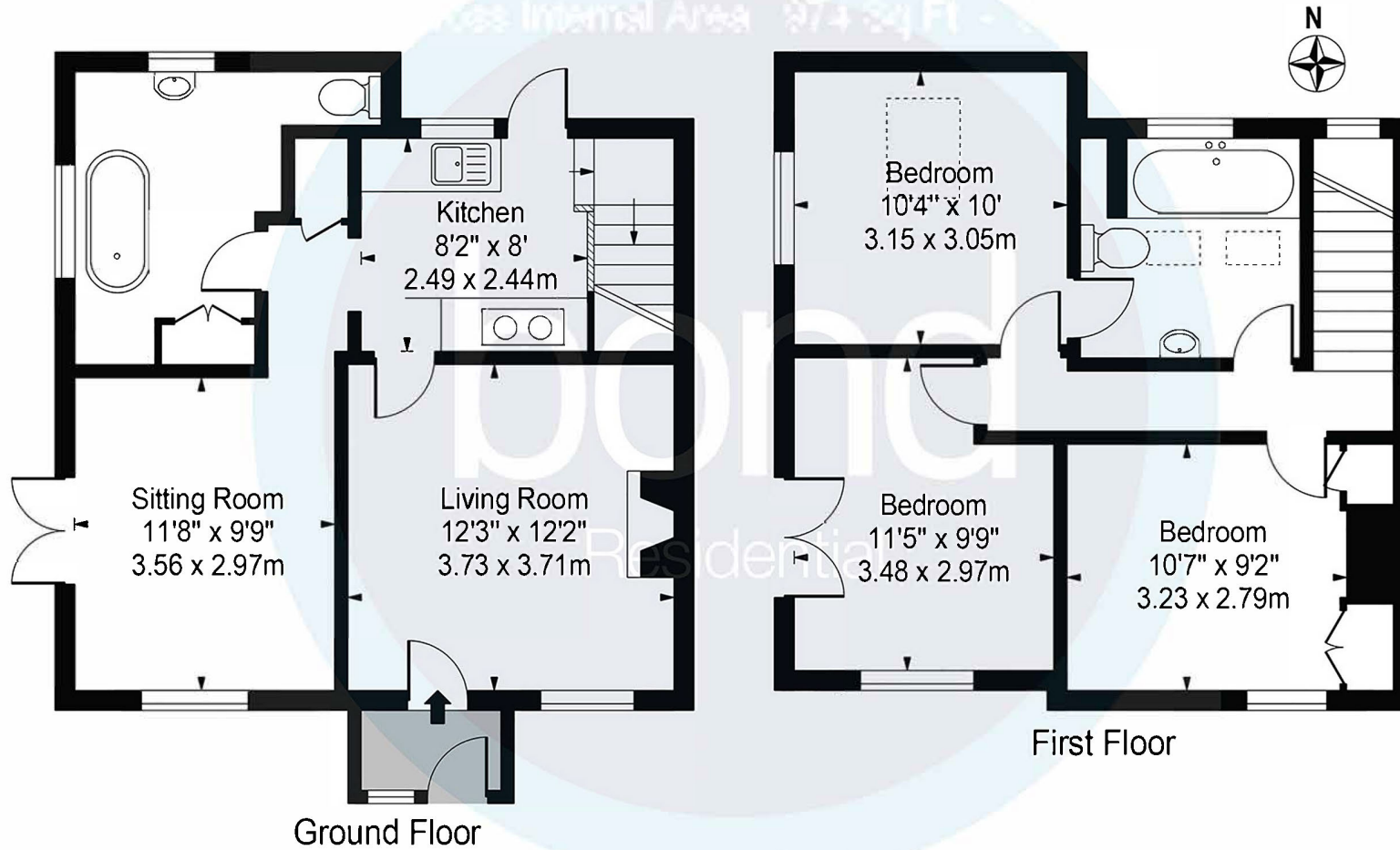








Approx. Gross Internal Area 974 Sq Ft - 90.49 Sq M



For Illustration Purposes Only - Not To Scale

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