



Colemans Lane, Danbury, CM3 4DN

Council Tax Band C (Chelmsford)



Offers in region of £700,000 Freehold

Nestled in this rarely available location just off a bridleway backing onto the National Trust's Lingwood Common this early 20th century detached weather boarded and brick bungalow sits in around 2.5 acres of gardens and wooded grounds. We feel this offers a truly unique opportunity to purchase a property that sits in a secluded setting, surrounded by woodlands and greenery.

The property is accessed via an entrance porch to the front leading to an open plan kitchen and dining area, the adjacent living room is a good size and both rooms provide an elevated view of the rear garden and woodland beyond. An inner hallway provides access to a generously sized main bedroom with two further bedrooms and a family bathroom. The property has double glazing to some windows and oil fired central heating and we are informed by the sellers that a new boiler was installed in 2022 and there is driveway parking and an integral garage.

One of the standout features of this property is its stunning surroundings with the backdrop of Lingwood Common and woodland, offering a peaceful and scenic backdrop which also attracts an abundance of wildlife into the garden. It also offers the opportunity, subject to any necessary planning permission, to adapt or replace the existing property to create a stunning new home that can take advantage of its unique landscape setting and extensive gardens and woods.

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.

AGENTS NOTE

Interested parties should be aware that there is no mains gas provided to the property and there is private drainage. It is understood that the property lies outside of the 'village development limits' for Danbury, which suggests that relevant planning policies would restrict new development to extensions or a 'one for one' replacement dwelling. Further advice on this matter should be sought from the local planning authority.

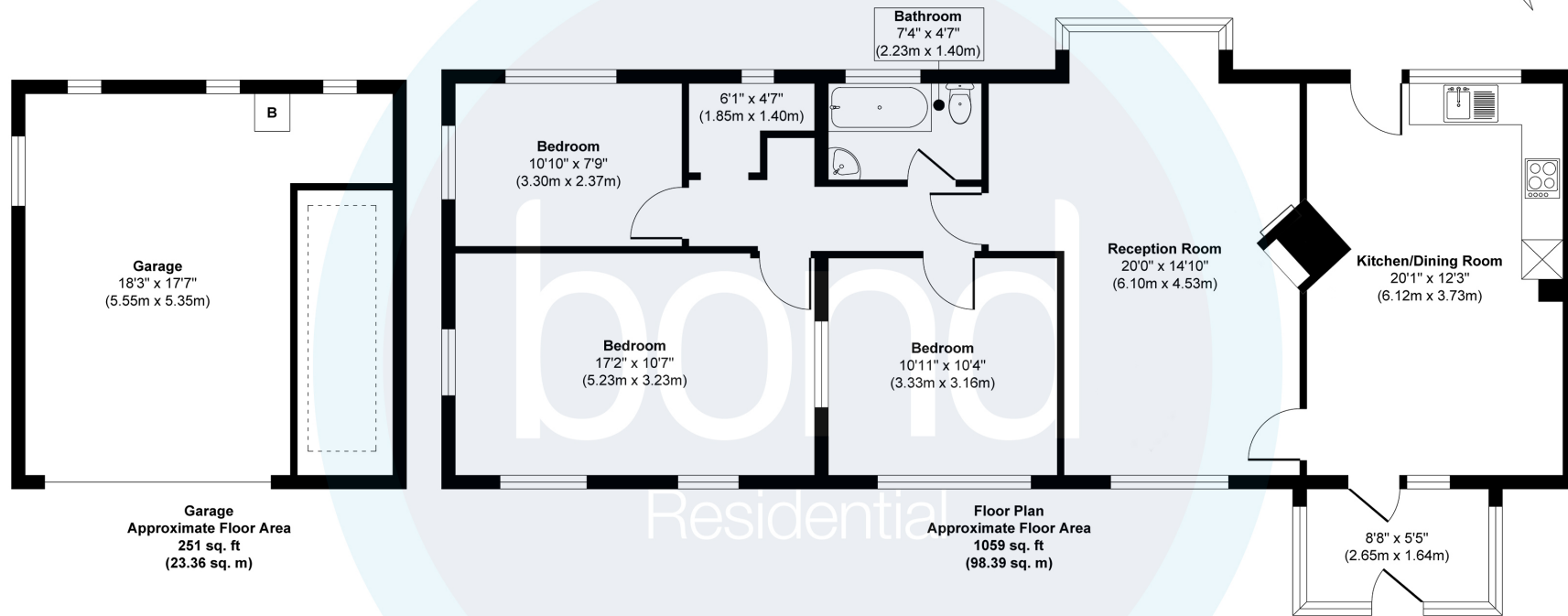
- Established detached bungalow of part brick and part timber framed construction
- Spacious living room with elevated views of rear garden and National Trust woodland beyond
- Established gardens and woodland approaching around 2.5 acres
- Easy reach of village centre and amenities
- Potential to extend or re-develop (STPP)
- Three bedrooms and bathroom
- Open plan kitchen/diner
- Integral garage and driveway parking
- Located in idyllic location off Bridleway
- No onward chain









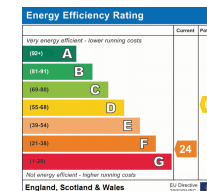


Approx. Gross Internal Floor Area 1059 sq.ft / 98.39 sq.m

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

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10, Maldon Road,
Danbury, Essex, CM3 4QQ
Telephone: 01245 222856
Website: www.bondresidential.co.uk