

# KILN & LODGE

ESTATE AGENTS : REDEFINED



## The Cabin Moores Bridge Lane

\*UNIQUE RE-DEVELOPMENT OPPORTUNITY \*

If you're looking for over 5 acres of land surrounded by National Trust Woodland in the heart of Danbury, which offers the ideal re-development opportunity to create the perfect family home, then look no further!

'The Cabin' currently provides the footprint for a large detached bedroom bungalow with numerous reception rooms and bathrooms in addition to an extended detached double garage. It is believed that this footprint can be enhanced (STP) to create a unique family home set within a stunning secluded countryside position.

The land itself is South Facing measuring approximately 5.3 acres offering an array of different trees, shrubs, flowers and also a natural spring providing home to plenty of wildlife.

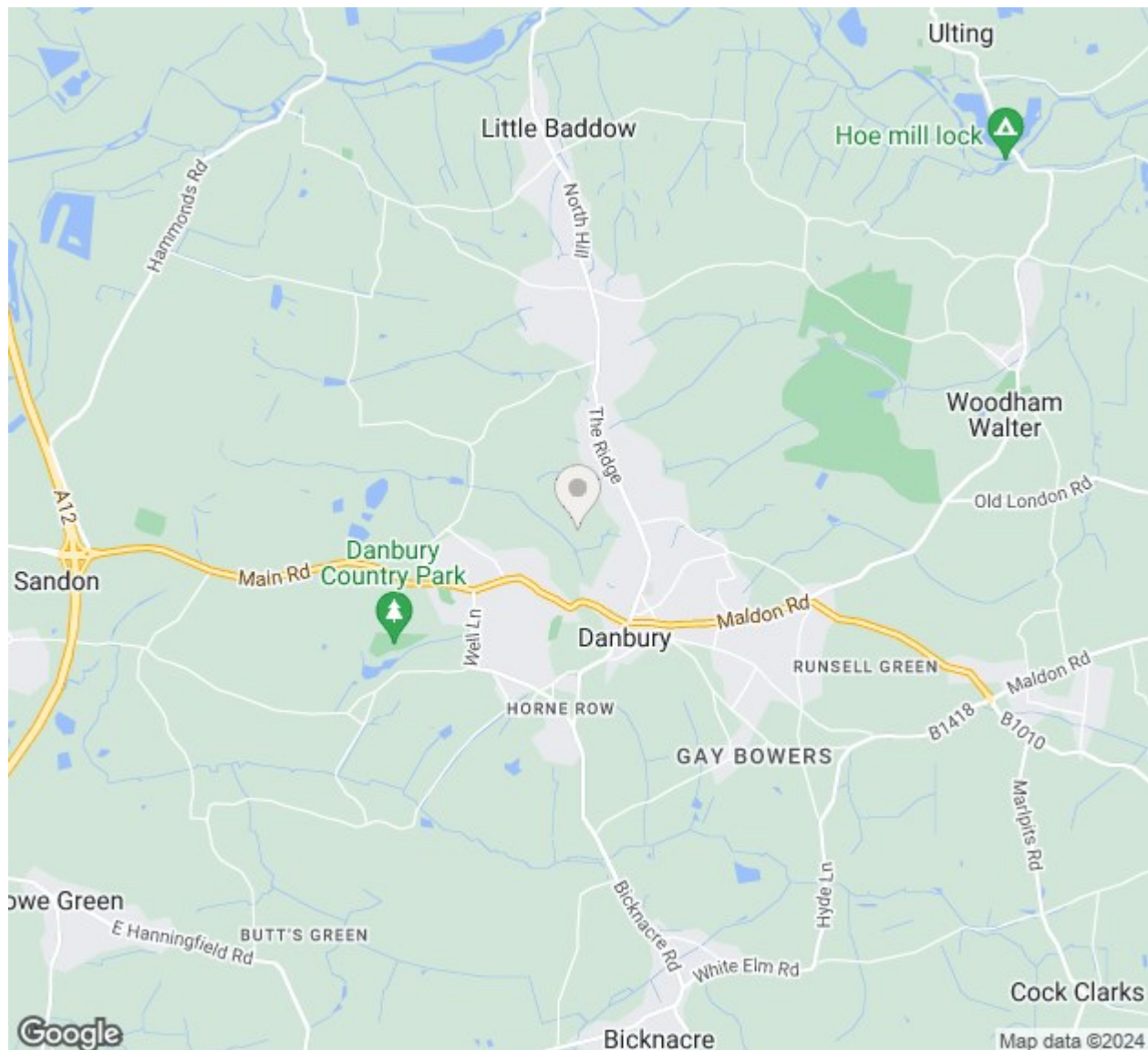
Offers in excess of £1,100,000

# The Cabin Moores Bridge Lane

Danbury, Chelmsford, CM3 4EF



- 5.34 Acres (STS)
- Surrounded by National Trust Woodland
- A Unique Re-Development Opportunity
- Detached Bungalow & Detached Double Garage
- Heart of the Village Danbury
- A Natural Spring
- Stunning South Facing Plot
- Countryside Living
- Private Road
- All Amenities Connected







These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(92 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	