



Greenacre
Mayes Lane | Danbury | Chelmsford | Essex | CM3 4NJ

Greenacre

In the heart of Danbury Village Conservation Area, Greenacre is a beautifully appointed 4 bedroom residence in the middle of the village, overlooking public playing fields at the front and on the edge of the scenic Danbury Common (National Trust) at the rear, with shops and amenities within walking distance, including the intersection of 2 bus routes into Chelmsford City Centre with a frequent bus service. Lovingly developed and extended by the current owners, this charming home blends traditional styling with modern luxury, featuring a bespoke kitchen, elegant interiors and thoughtfully crafted finishes throughout. This beautiful home offers an inviting and refined living experience in a truly sought after location.

Step inside to a welcoming entrance Hall that sets the tone for the spacious and beautifully designed living and entertaining areas. The stunning triple aspect Drawing Room, complete with a brick feature fireplace, is flooded with natural light, while the solid oak flooring in the Hall, Study, Dining Room and Garden Room adds warmth and complements the home's traditional styling. To the front of the property, a well-proportioned Dining Room offers an elegant space for formal entertaining and, via double doors, opens out into the Kitchen and dining area and Garden Room providing seamless views of the beautiful garden beyond. A versatile Study or additional reception room opens out to the charming Loggia where you can sit and admire the view of the garden at any time of the day and is ideal for seamless indoor-outdoor living. At the heart of the home lies the open plan Kitchen, breakfast and living area, thoughtfully extended by a light filled Garden Room. The bespoke Kitchen features a large curved central island unit with breakfast bar seating, a four oven AGA and an additional electric oven and built in wine fridge - all set within custom cabinetry. The Garden Room, with its beautiful wood floor and glazed panels, offers a peaceful spot to relax, while enjoying uninterrupted views of the garden. Off the Kitchen is a Utility Room/Boot Room with a door to the side where there are two exterior storage cupboards. From the Entrance Hall, a ground floor Cloakroom/WC is conveniently located and a staircase leads to a galleried Landing on the first floor. The impressive Principal Bedroom overlooks the gardens and is generous in size, featuring built in wardrobes and a matching large drawer unit. It is served by a large En-suite Bathroom with both a bathtub and a separate shower. A further Double Bedroom/Office also enjoys garden views and a stylish Main Bathroom serves this level. Across the Landing, a quiet area hosts two additional bedrooms - ideal for guests, older children or home offices. There is a pull-down ladder for easy access to the loft space, of which the middle section has been fully insulated, plastered and carpeted to make an Attic Room.















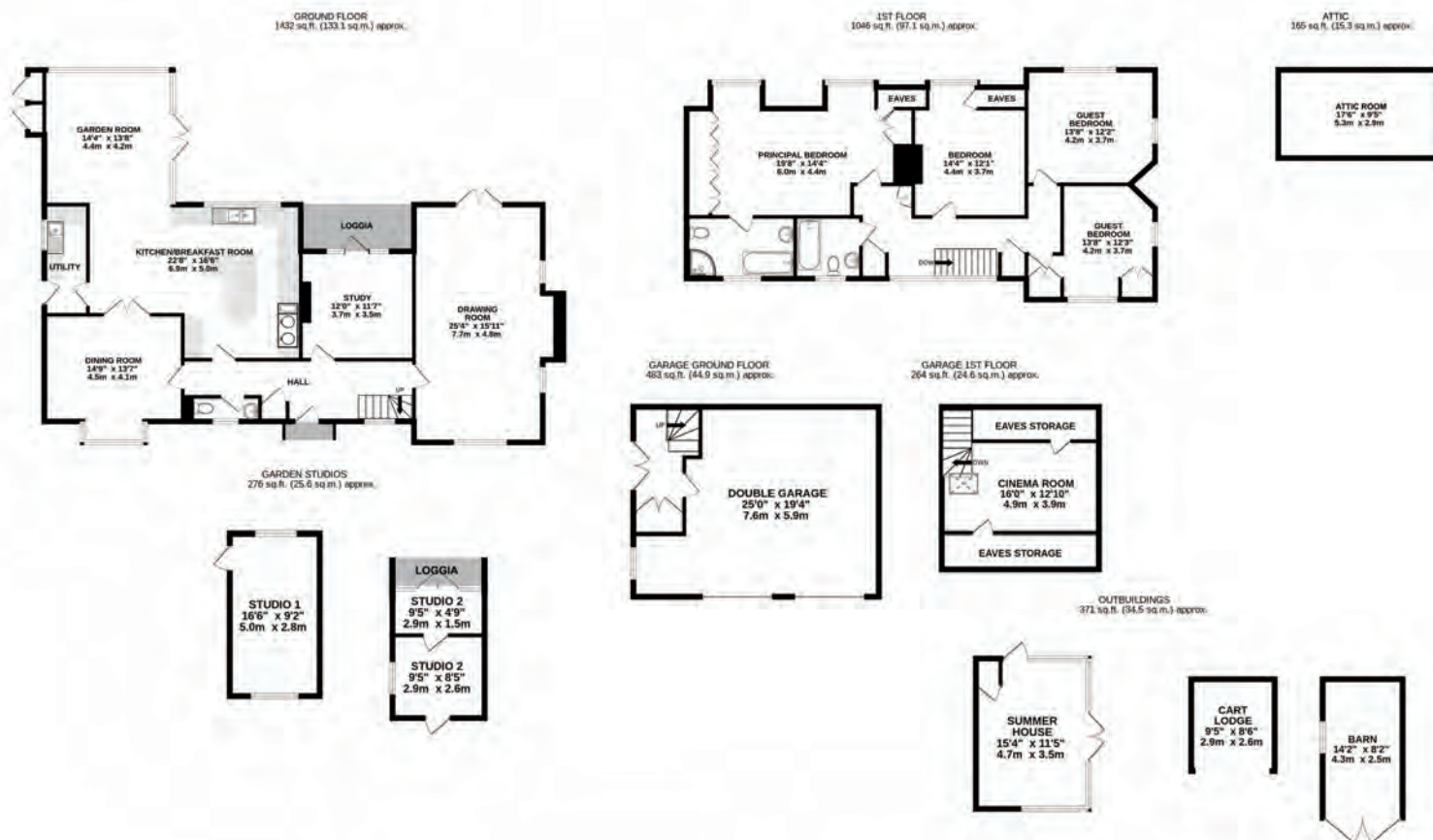
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A sweeping gravel driveway provides an elegant approach to the property, offering ample parking and access to the oversized Double Garage with electric up and over doors and a small Workshop area with a window overlooking the garden. The garage also features side access from the garden by double doors into a tiled lobby with an internal staircase leading up to a beautifully styled Cinema Room set within the eaves - an ideal space for relaxation with the added benefit of extra storage in the eaves cupboards. An arched side gate leads onto a York Stone terrace through to the meticulously maintained gardens with lots of different areas creating a sense of privacy and tranquility and providing several perfectly positioned seating areas, ideal for both outdoor entertaining and quiet enjoyment, offering a peaceful retreat in the heart of the village. There is also a bespoke and fully insulated Summer House which is perfect for entertaining and has its own brick paved seating area outside. An Octagonal Breeze House is a lovely feature of the garden and offers yet another place to sit and relax. There are two further insulated studio buildings, one with a covered loggia, an open Cart Lodge, as well as a small Barn with double doors for garden machinery and a small but original Potting Shed. There is also a Well with a submerged pump which is connected to the irrigation system supplying water to the garden on a timer. At the bottom of the garden there is an Orchard area with an Apple Tree, two Plum Trees and two Damson Trees. The whole garden has mains lighting in the planted beds.

The property is within easy access of local shops including a Co-Op and Chemist as well as a GP Surgery, Dentist and Vet as well as a Sports Centre - all within walking distance. The village also has two Preparatory Schools (Heathcote in Danbury and Elm Green in Little Baddow) and two state schools including Danbury Park Primary School. The area is surrounded by a wealth of National Trust Woodland and Danbury Country Park and Lakes, offering lots of walks and seating beside the lake. Chelmsford City Centre (5.7 miles) offers a Main line service to London Liverpool Street and there is further schooling, including two outstanding Grammar Schools. There is also a comprehensive shopping centre in the City including John Lewis and of course, the County Cricket Ground. Apart from the superb bus service into the City from Danbury, there is also the Park and Ride, which is just 2.5 miles away with a frequent bus service into the City and Main Line Station. There are excellent road links via the A12 (M25) and the soon to be opened Main Line Station at Beaulieu Park/Boreham on the periphery of Chelmsford will be an alternative station to go to London. The historic town of Maldon, on the Blackwater, is easily accessible either by car or bus and the Essex Coast is not far away, including Burnham on Crouch which also has a bus route from Danbury.







TOTAL FLOOR AREA: 4037 sq.ft. (375 sq.m.) approx.
MAIN HOUSE: 2643 sq.ft. (245.5 sq.m.) approx.
OUTBUILDINGS & GARAGE: 1394 sq.ft. (129.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Council Tax Band: G
Tenure: Freehold



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