

Detached: Chelmsford

**Guide Price
£975,000**

CHELMSFORD OFFICE

For further information or to arrange
to view this property please call

01245 231123

Blue House Farm is a picturesque, Grade II listed, four bedroom, detached property with accompanying outbuildings and additional attic rooms set in a plot of around 0.33ha / 0.8ac within a desirable location in the outskirts of the popular village of Danbury.

Additional land is also available to the rear and side of the property for sale by separate negotiation.

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DETAILS

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Blue House Farm is a picturesque, Grade II listed, four bedroom, detached property with accompanying outbuildings and additional attic rooms for sale within a desirable location in the outskirts of the village of Danbury featuring timber beam details throughout.

LOCATION

Blue House Farm is accessed via Capons Lane within 0.9 miles of the village of Danbury within the City of Chelmsford. Danbury is located within 5 miles of Maldon and 2.4 miles of the A12 providing access to Braintree and Colchester.

Danbury offers a range of attractions with pubs, restaurants, a Co-operative and a local village hall and leisure centre. Danbury Common and Danbury Nature Reserve are located within 1.5 miles of the property offering a number of public walks, whilst Sandon Park and Ride is within a 10 minute drive of the property offering public transport access to the Chelmsford City Centre where there are direct train line services to London Liverpool Street within 30 minutes.

Danbury itself offers a number of state schools including St Johns Primary School and Danbury Park Primary School as well as independent schools including Heathcote Preparatory School and Elm Green School. There is also good access to Sandon School, New Hall School, King Edward Grammar School, St Anne's Preparatory School and St Cedd's.

THE PROPERTY

Ground Floor

- Utility Room - 1.78 x 2.74m - Wooden door to the rear garden, wooden D/G window, built-in cupboards, washing machine connection, tiled floor and cream painted walls
- WC - 1.24 x 1.54m - Timber S/G obscured glass window, toilet, sink, tiled floor and cream painted walls.
- Kitchen - 4.60 x 3.20m - Dual aspect, with two S/G timber windows to the front of the property and to the utility room with traditional oil fueled Aga oven, lino floor, part tiled walls, stainless steel sink and dish washer connection, built-in kitchen cupboards with laminate work surface and two built-in storage cupboards.
- Lounge/ Dining Room - 3.53 x 3.94m (Min) - Timber D/G window to the rear, carpet flooring, wooden panelled walls and wall papered walls.
- Sitting Room - 6.60 x 5.13m (into bay) - Dual aspect with S/G casement window to the front, D/G casement window to the side, S/G timber bay window to the rear, lino tiled floor, feature brick fireplace with traditional wood burning stove and D/G metal sliding doors to the garden.

First Floor

- Bedroom 1 - 3.81 x 2.21m - S/G timber window to the front, with

wooden floorboards, cream painted walls and built-in storage cupboards.

- Bedroom 2 - 6.38 x 3.63m (Max) - Dual aspect with windows overlooking the front and rear gardens, carpet floor, built-in storage cupboards, built-in wardrobes with timber beam partitioned seating area.
- En-suite - 1.78 x 2.95m - Obscured glass D/G window to the rear, covered built-in bath, tiled walls, carpet flooring, separate shower cubicle, enclosed toilet area with sink and cupboard unit.
- Bathroom - 1.86 x 2.99m - D/G casement windows to the rear, sink, toilet and built-in bath with lino flooring and part blue tiled and cream painted walls.
- Bedroom 3 - 3.07 x 2.57m - D/G timber casement window to the rear, carpet with cream painted walls.
- Bedroom 4 - 2.54 x 4.04m (Max) - Dual aspect, D/G windows to the rear and side, cream papered walls with carpet flooring.

Second Floor

- Attic Room 1 - 5.72 x 5.36m - Dual aspect with windows to the rear and side, wooden floor boards and exposed chimney breast. This room is currently used as an artist's studio. *The head height is restricted in places.*
- Attic Room 2 - 3.25 x 1.88m, wooden floor boards, window to the rear. *The head height is restricted in places.*
- Attic Room 3 - 3.30 x 2.41m - Bare wooden floor boards. *The head height is restricted in places.*
- Attic Room 4 - 5.69 x 3.30m - Bare wooden floor boards with S/G timber dormer window to the front. *The head height is restricted in places.*

EXTERNALLY

Wrap around garden, summer house with planted hedgerow borders, planted flower beds and off-road parking.

Outbuilding 1 - Brick built garage and outbuilding separated into 5 storage rooms with an up and over garage door for vehicle access and pedestrian door. Planning Permission has been granted for a replacement building containing garage, games room and wet room.

Outbuilding 2 - Brick built out-building split into 3 rooms with concrete

flooring.

The plot totals approximately 0.33ha / 0.8ac.

PLANNING PERMISSION

Planning permission has been granted for the outbuilding to be demolished and replaced with a new outbuilding featuring a games room, gym, wet room and garage under **Planning Reference: 22/01281/FUL**.

Permission has also been granted for the conversion of an agricultural building opposite the house on the other side of the road to be converted to a dwelling house under **Planning Reference: 23/01510/CUPAQ**.

The local Planning Authority is Chelmsford City Council.

ADDITIONAL LAND

Additional land is available to the rear and side of the property for sale, please contact Amy Randall on a.randall@wnott.co.uk for further information.

LEGAL

NOTICE

Whirledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

VIEWING

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

SERVICES

We understand that mains water and electricity are connected and septic tank drainage. There is oil fired Aga and wood burning stove.

COUNCIL TAX BAND

The property is assessed as Council Tax Band G.

EPC

The property is classed as Band G.

Gay Bowers Road, Danbury, Chelmsford, CM3

Approximate Area = 2135 sq ft / 198.3 sq m

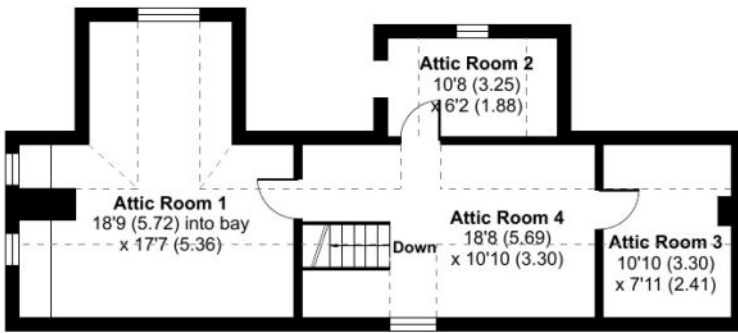
Limited Use Area(s) = 360 sq ft / 33.4 sq m

Garage = 422 sq ft / 39.2 sq m

Outbuilding = 786 sq ft / 73 sq m

Total = 3703 sq ft / 343.9 sq m

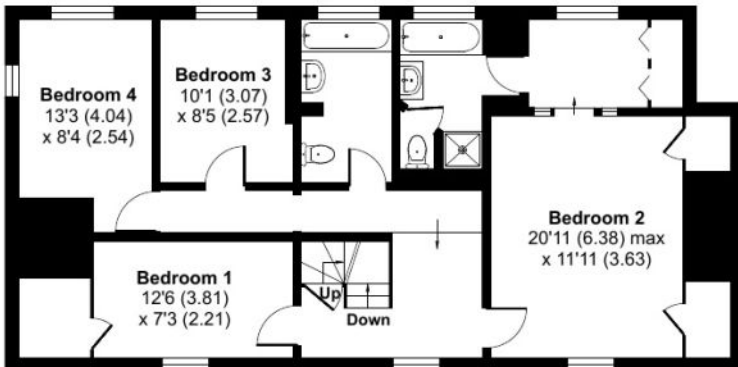
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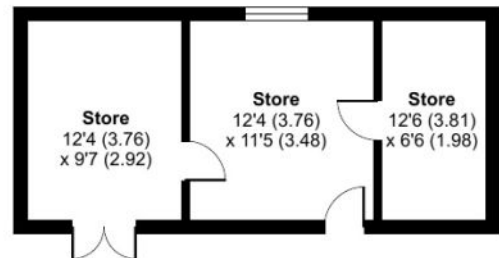
SECOND FLOOR



Denotes restricted head height



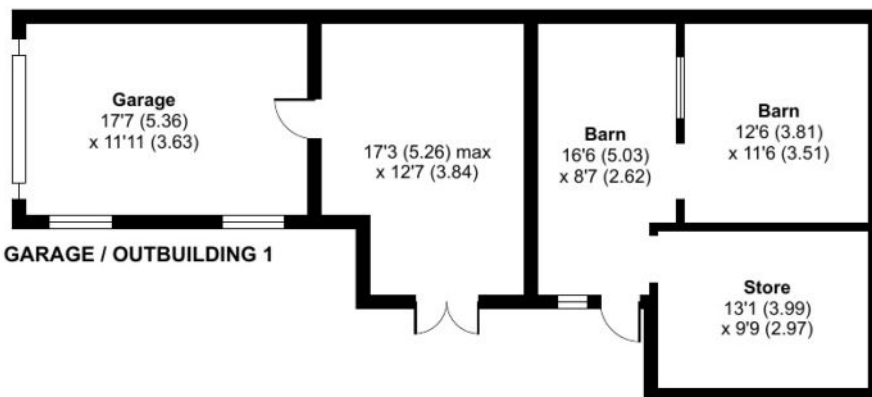
FIRST FLOOR



OUTBUILDING 2



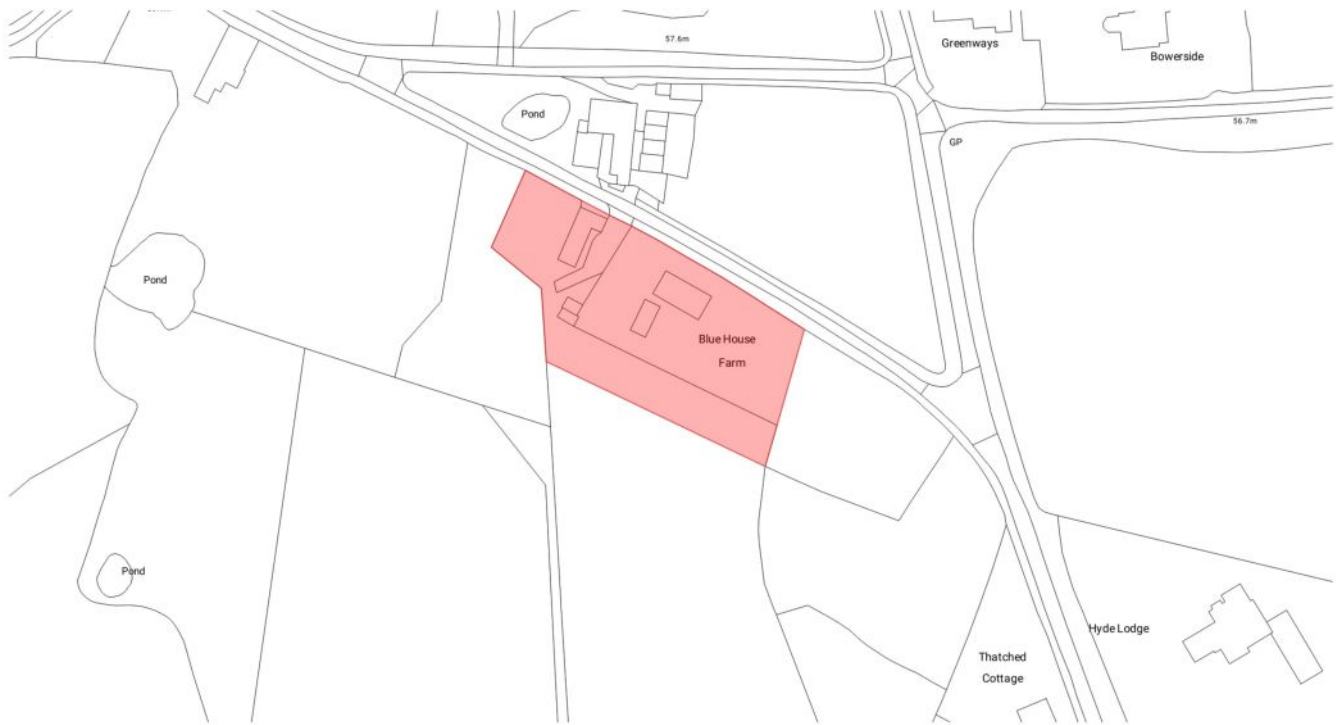
GROUND FLOOR



GARAGE / OUTBUILDING 1



Blue House Farm, Gay Bowers, Danbury,
Chelmsford, CM3 4LH



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