



Hopping Jacks Lane, DANBURY, CM3 4PJ
Guide Price £1,000,000 to £1,100,000 Freehold


MARTIN & CO

Hopping Jacks Lane, DANBURY, Essex

5 Bedrooms, 3 Bathrooms

Guide Price £1m to £1.1m

- DETACHED CHARACTER RESIDENCE
- 5 DOUBLE BEDROOMS
- 4 RECEPTIONS PLUS OFFICE/STUDY
- APPROX. 1/3 ACRE 125FT WIDE PLOT
- ANNEX/ GAMES/ CINEMA ROOM
- MAIN BEDROOM FOUR PIECE ENSUITE
- WELL MAINTAINED GARDENS
- LARGE DRIVEWAY
- DOUBLE GARAGE AND WORKSHOP
- CLOSE TO VILLAGE CENTRE



GENERAL DESCRIPTION A most spacious, and extended character style home, offering FIVE double bedrooms, occupying a wide plot approximately 125ft wide on 1/3 of an acre, located a short walk from the village centre and surrounding woodland. The property enjoys a wide frontage providing parking for numerous vehicles and is ideal for motorhome or caravan, nicely screened from the road by mature hedging and trees.

Inside there is a central entrance hall with an adjoining useful reception/ breakfast room, leading to the kitchen/ breakfast room which is in excess of 29ft in length. The kitchen area has been partly refitted with modern gloss units with integrated fridge and freezer, a comprehensive range of combi ovens and grill and ample storage units in addition to the original kitchen area. There is much scope and flexibility



to remodel the remaining kitchen/ breakfast area to suit a variety of living requirements. Adjacent is a welcoming lounge with inset log burner for those cosy winter evenings, opening out to a conservatory/ sunroom which enjoys views across the extensive garden. For those that like to entertain and have family space there is an open plan living and dining area in excess of 6.5m wide and 5.9m deep, thoughtfully laid out to provide discrete areas for dining and for relaxing, with access via French doors to the garden. Off this living area is another reception room, ideal for large study/office or even family playroom. Upstairs the landing splits off in two directions, with the main suite off to the right wing offering a very spacious light and airy main bedroom with impressive vaulted ceiling, full height windows overlooking the rear garden with adjoining large ensuite bathroom fitted with four piece suite comprising corner jacuzzi bath, enclosed shower, wc and wash hand basin. To the left wing the stairs lead to a large staggered landing area with airing cupboard and storage cupboard with carved solid wood doors, opening out to

a spacious hallway/ landing with built in modern gloss frontage storage cupboards. From here access is provided to the remaining four double bedrooms, two with dual aspects, all with views over the rear and or side gardens. There is a refitted modern fully tiled family bathroom to service these bedrooms with square "P" bath with rainfall shower head, wash hand basin set on vanity unit with storage and a concealed cistern wc and a useful tall ladder style towel radiator. The interior of this large family home offers an amazing amount of living space, providing many options and scope to meet any growing and large family's needs, or families combining. Outside the rear garden wraps around the property, and is well screened by mature shrubs and trees. To one side is a large block paved patio which has an impressive array of lighting for sitting out of an evening. From here one can access the games/ cinema room, with large bi fold doors, and is currently fitted with projector and screen with speakers inset to the ceiling. This room could also be utilised as a gym, studio or work area. There is a large lawn expanse

with various shrub and flower beds forming a lovely and tranquil back drop, including a screened seating area to one corner, and a block paved patio along the rear of the house, proving seating and entertaining space. The garden extends down the flank of the property which currently houses a sizeable chicken coop. Down the opposite flank, past the games room, is access to the large garage/ work shop via a rear door, and also access to the front via timber gate. The frontage is well screened from the road with mature hedging and trees, with a large shingle driveway proving parking for numerous cars, and ideal for motorhome/ caravan. From here access can be gained to the large double garage/ workshop via an electric remote up and over door. The garage has pitched roof providing additional storage space and has power and lighting connected. Subject to planning there may be scope to combine the garage and games room to provide additional living annex. The property is located just a short walk from the Village centre with local shops, sports centre, vets,



medical centre, tea shop and public houses to name but a few. Families will particularly appreciate the proximity to reputable schools, ensuring the very best in education for the younger generation. For those inclined towards nature, the nearby managed woodlands beckon with their serene trails and the promise of adventure, with Papermill Lock and River Chelmer just a short drive away.

Danbury Village provides access to Chelmsford City via car or park and ride from Sandon, with its major shopping and leisure facilities as well as mainline railway to London Liverpool Street.

SEE OUR ON LINE 360 TOUR



ROOMS AND SIZES

HALLWAY 11' 8" x 10' 1" (3.56m x 3.07m)

BOOT / CLOAKROOM 10' 7" x 5' 8" (3.23m x 1.73m)

CLOAKROOM WC 3' 0" x 9' 2" (0.91m x 2.79m)

LIVING ROOM 13' 1" x 13' 11" (3.99m x 4.24m)

SUNROOM/ CONSERVATORY 8' 10" x 8' 5" (2.69m x 2.57m)

RECEPTION / BREAKFAST ROOM 9' 6" x 10' 0" (2.9m x 3.05m)

KITCHEN /BREAKFAST ROOM 9' 1" x 18' 4" (2.77m x 5.59m)

KITCHEN 8' 8" x 11' 1" (2.64m x 3.38m)

LIVING AREA 10' 7" x 19' 3" (3.23m x 5.87m)

DINING AREA 10' 10" x 18' 3" (3.3m x 5.56m)

OFFICE/STUDY 7' 7" x 12' 10" (2.31m x 3.91m)

LANDING 7' 10" x 4' 6" (2.39m x 1.37m)

MAIN BEDROOM SUITE 11' 3" x 18' 6" (3.43m x 5.64m)

ENSUITE 11' 2" x 9' 9" (3.4m x 2.97m)

HALLWAY 10' 6" x 7' 4" (3.2m x 2.24m)

BATHROOM 10' 0" x 5' 11" (3.05m x 1.8m)

BEDROOM 14' 4" x 11' 9" (4.37m x 3.58m)

BEDROOM 9' 3" x 15' 5" (2.82m x 4.7m)

BEDROOM 9' 4" x 9' 1" (2.84m x 2.77m)

BEDROOM 11' 6" x 10' 11" (3.51m x 3.33m)

GAMES / CINEMA ROOM 11' 10" x 19' 0" (3.61m x 5.79m)

GARAGE 22' 9" x 19' 7" (6.93m x 5.97m)

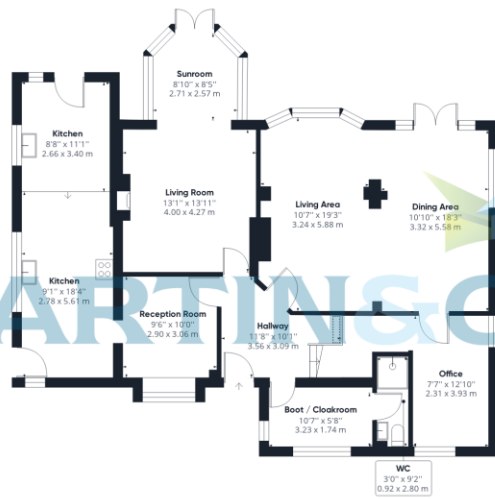




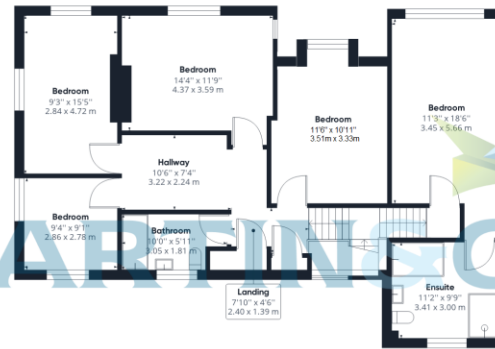


| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 75 C |
| 55-68 | D | 58 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

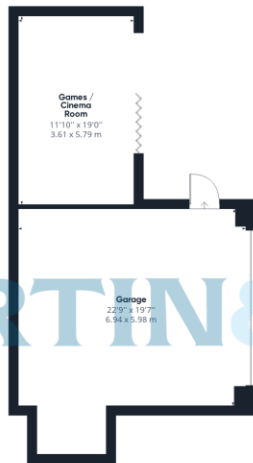




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

3085.28 ft²
286.63 m²

Reduced headroom

2.11 ft²
0.20 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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