



Johdore Penny Royal Road, Danbury , Essex CM3 4NL  
O.I.E.O £1,250,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

**SURROUNDED BY WOODLAND...** Introducing a brand new 2800 sq ft (excluding garage), unique home located at the end of a private track on Penny Royal Road, Danbury. Surrounded by serene woodland (NT Danbury common), yet within walking distance to Danbury village centre, this attractive property boasts four/five large bedrooms, three reception rooms plus four luxurious bathrooms. The contemporary kitchen features solid quartz worktops and high-quality integrated appliances, complemented by a practical utility room offering generous storage space. Enjoy comfort and efficiency with an air source heat pump and underfloor heating to the ground floor, along with the added security of a CCTV and alarm system. This property benefits from three driveway parking spaces and outside entertaining spaces to three sides of the property, ideal for gatherings and relaxation. It would particularly suit someone who enjoys nature and woodland, providing a perfect blend of modern living and natural surroundings. 10 year NHBC warranty. EPC rating B.



## Ground Floor



## First Floor



**APPROX INTERNAL FLOOR AREA**  
269 SQ M 2780 SQ FT  
EXCLUDING GARAGE

This plan is for layout guidance only and is **NOT TO SCALE**  
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.  
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### LOCATION

Set off Penny Royal Road at the end of a track serving just two homes. The property is within easy access of local shops, amenities, two Preparatory Schools (Heathcote in Danbury itself and Elm Green in Little Baddow) and two state schools including Danbury Park Primary School (rated Outstanding by Ofsted in 2013). The village is surrounded by a wealth of National Trust woodland, including the historic landscape of Danbury Park (a former medieval deer park). Only six miles due west of Danbury is the city of Chelmsford and its excellent choice of facilities, which include two outstanding Grammar Schools, shopping centre, and a station on the main line into London Liverpool Street. The A12 and Sandon Park & Ride service (popular with commuters and shoppers) are just a couple of miles away.

### SPECIFICATION

#### Appliances

Two 'Neff hide and slide ovens'.  
'Neff' combi microwave  
'Neff' steam combi  
'Neff' dishwasher  
'Neff' five ring induction hob with downdraft extractor.  
Full height fridge.  
Full height freezer in utility  
Integral drinks cooler.  
Franke sink & tap with hard water drinking tap.

#### Exterior

Porcelain patio with composite decking to garden areas.  
CCTV system with night vision & ring doorbell installed.

Provision for further exterior lights.

#### Interior

CAT 6 and aerial connections to all bedrooms.  
Alarm system.  
Fireplace with provision for wood burner.

#### Heating

Air source heat pump with 300L storage tank  
Zoned underfloor heating to ground floor, zoned radiators to first floor.  
Heating system can be app controlled.  
Water supply  
Electronic pumped supply unit to maintain a consistent pressure.  
Water softener.

#### Drainage

Mains drainage connection with surface water hydro-brake.

#### Guarantee

10 year NHBC new build warranty.

### FIRST FLOOR

**Master Bedroom 19'6 x 19'1 (5.94m x 5.82m)**

**Ensuite Bath/Shower Room 10'7 x 8' (3.23m x 2.44m)**

**Bedroom Two 18'10 max x 14'7 (5.74m max x 4.45m)**

**Ensuite Shower Room 6'5 x 5'8 (1.96m x 1.73m)**

**Bedroom Three/Hobby Studio Room 18' x 16'6 (5.49m x 5.03m)**

**Bedroom Four 12'4 x 11'8 (3.76m x 3.56m)**

**Galleried Landing**

### GROUND FLOOR

#### Entrance Hall

**Sitting Room 19'6 x 19'4 (5.94m x 5.89m)**

**Kitchen/Family Room 27'8 x 16' > 10'4 (8.43m x 4.88m > 3.15m)**

**Large Study/Bedroom Five 14'6 x 12'3 (4.42m x 3.73m)**

**Bath/Shower Room 12'2 x 6'8 (3.71m x 2.03m)**

**Utility Room 12'9 x 12'3 (3.89m x 3.73m)**

### EXTERIOR

**Garage 29'7 x 9'7 (9.02m x 2.92m)**

#### Front

#### Rear Garden

#### Side Garden

#### Agents Notes

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

