



Rosedene Riffhams Lane, Danbury , Essex CM3 4DS
Guide price £1,250,000

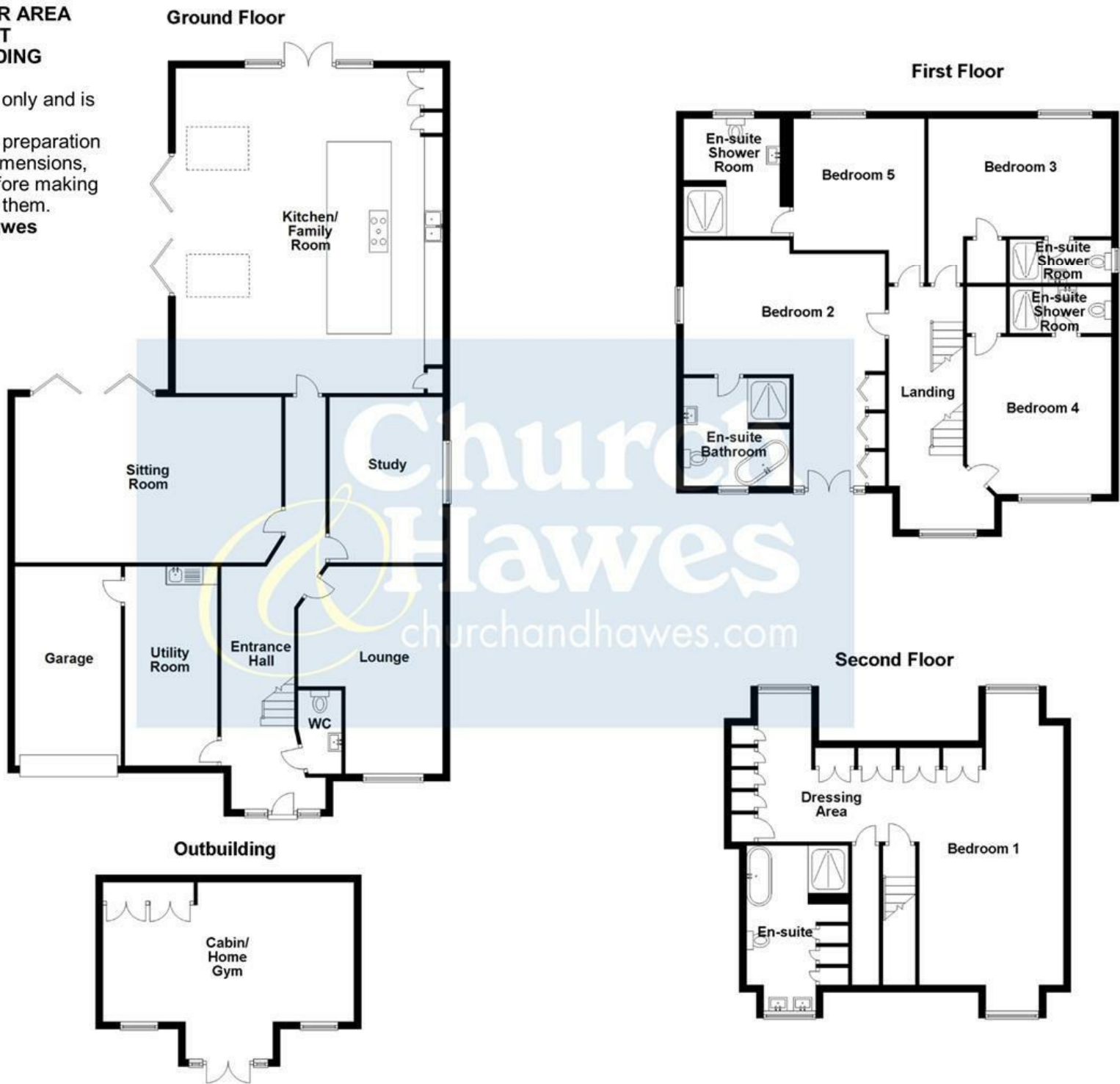
Church & Hawes
Est. 1977
Estate Agents, Valuers, Letting & Management Agents

GUIDE PRICE £1,250,000 - £1,325,000... 4000 SQUARE FOOT OF LUXURIOUS LIVING SPACE... available with no onward chain. This substantial high specification family home was constructed in 2011. This stunning property is extremely well appointed throughout, with the main focal point being the simply breath taking 29'5 x 24'2 vaulted kitchen family dining room ideal for entertaining. There is a stunning cinema room featuring a motorised screen, projector and built in speaker system. There are a further two reception rooms and a large laundry room on the ground floor. The bedrooms are set out over two floors with the master suite measuring 27'7 x 23'3 > 13'2 not including a range of fitted wardrobes, eaves storage and a further walk-in wardrobe. All bedrooms afford ensuite bathrooms. The property also features a very private rear garden of approximately 140' (max) with a large summerhouse, terraced areas and a hot tub. There are high efficiency solar panels which provide energy and also benefit from feed-in tariff payments. This is a truly stunning home which must be viewed to be appreciated. Energy rating B.



APPROX INTERNAL FLOOR AREA
377 SQ M 4063 SQ FT
EXCLUDING OUTBUILDING

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 Note
Riffhams Lane is located on the western side of the village and opposite Bluebell Wood with many interesting walks. The house 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.

SECOND FLOOR

Master Bedroom 27'7 x 23'3 > 13'2 (8.41m x 7.09m > 4.01m)
A dual aspect room with views over woodland. Extensive range of fitted bedroom furniture and a walk-in wardrobe. Two 'Daikin' air conditioning units.

En-Suite
Luxurious five piece suite.

Landing
Stairs to first floor.

FIRST FLOOR

Bedroom 22'4 > 12' x 18'6 (6.81m > 3.66m x 5.64m)
Dual aspect room with feature double doors opening to a 'Juliet' Balcony. Range of fitted wardrobes. En-suite shower room with four piece suite bath & shower room.

Bedroom 16'6 x 10'3 (5.03m x 3.12m)
With en-suite shower room.

Bedroom 14'2 x 13'2 (4.32m x 4.01m)
With en-suite shower room.

Bedroom 12'1 x 12' (3.68m x 3.66m)
With en-suite shower room.

Landing
Feature arch top window offering views, stairs to ground floor.

GROUND FLOOR
A wonderful ground floor perfect for family living, under floor heating throughout.

Reception Hall
Doors to all rooms.

Cloakroom
Family Room 18'8 x 13'1 (5.69m x 3.99m)

Sitting Room/Cinema Room 24' x 14'11 (7.32m x 4.55m)
Bi-folding doors to garden terrace.. Air conditioning system. Motorised home cinema screen with ceiling mounted 'Samsung' projector screen. Integrated ceiling speaker system.

Study/Gym 14'11 x 10'5 (4.55m x 3.18m)

Open Plan Kitchen, Dining & Family Room 29'5 x 24'2 (8.97m x 7.37m)
French doors to rear and feature triangular windows above to compliment the vaulted ceiling which includes two Velux skylight windows. Bi-folding doors to the garden terrace. Stunning range of high gloss units including soft closing drawers, cupboards, cutlery and crockery drawers, complimented by solid granite work surfaces. Two integral 'Bosch' ovens with combination microwave oven above. Integral washing machine and dishwasher. Freestanding American fridge freezer. Large Island unit with matching units and work surfaces incorporating pop-up power points. Integral five ring gas hob and wine cooler. Breakfast bar seating area one side.

Laundry Room 17'7 x 8'3 (5.36m x 2.51m)
Formed from half of the garage. Extensive storage, door to garage.

EXTERIOR
Driveway parking for six cars.

Garage
Housing the solar panels plant, boiler (recently replaced) and a pressurised hot water cylinder.

Rear Garden 140' max > 110' (42.67m max > 33.53m)
Exterior lighting and speaker system. Large patio to the rear and also side of the kitchen. Landscaped garden commencing with two sets of steps made from sleepers with brick retaining wall leading to raised lawn area. Extensive shaped wooden decking along one side of the garden & pegola. Feature shelter with hot tub under to remain.

Summer House
A large summerhouse ideal for a variety of uses with patio surround and decking in front. Power and light. Two windows and french entrance doors to front. Exterior lighting and store shed to the rear.

Agents Notes, Money Laundering & Referrals
AGENTS NOTE: 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.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale.

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

