



Coppers 1 Hyde Green, Danbury , Essex CM3 4QU
£1,150,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Located within one of Danbury's most favoured turnings is this substantial family residence. Hyde Green is a private road comprising of just a few large detached and individual homes. This property, most unique in design, is set back from the road and on a most wonderful mature plot of a fraction under half an acre. The house totals about 2,359 square feet (219 sq. metres) and offers excellent potential for extension*. The accommodation includes four large bedrooms, two bathrooms and a laundry room to the first floor. On the ground floor is a superb reception hall, triple aspect lounge, dining room, sitting room, large kitchen breakfast room and a utility/cloakroom. Externally, there is parking for numerous vehicles, double garage and lovely mature private gardens. The property has recently undergone numerous improvements many of which are listed below. Rarely does a property in this location, with it's large plot and spacious family accommodation come onto the open market. Energy rating D.

Over recent months the current owners have completed many high specification improvements to the property. These include.....

- New 'Milano Windsor' column radiators with polished brass wall stays and valves
- Full electrical re-wire including new consumer unit in house and also garage in readiness for EV charging
- New main family bathroom suite with 'Swadling' brassware and Fired Earth tiles
- New carpets, internal doors and skirting boards throughout
- New polished brass sockets, wall switches and spotlights
- New coving in bedrooms
- Fully re-decorated

Location Note

Hyde Green is a private cul-de-sac with a handful of houses, all on substantial plots and located on the eastern side of the picturesque village of Danbury. 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. To the east is the market town of Maldon with it's bustling High Street and historic Hythe Quay. The A12 and Sandon Park & Ride service (popular with commuters and shoppers) are just a couple of miles away.

FIRST FLOOR

Master Bedroom 15'6 x 13' (4.72m x 3.96m)

A lovely dual aspect room with built-in wardrobes.

En-Suite

Modern suite including a large walk-in shower cubicle and fully tiled walls and floor.

Bedroom Two 13'10 x 12' (4.22m x 3.66m)

A wonderful dual aspect room featuring two very large windows. Built-in wardrobe.

Bedroom Three 13' x 10' (3.96m x 3.05m)

Built-in wardrobes.

Bedroom Four 9'9 x 9' (2.97m x 2.74m)

Laundry Room 9'5 x 8'9 (2.87m x 2.67m)

Family Bathroom

Recently fully re-fitted bathroom with a high specification contemporary suite.

Landing

Doors to bedrooms, laundry room and bathroom. Stairs to half landing with further stairs to the master bedroom.

GROUND FLOOR

Reception Hall 12'10 x 12' (3.91m x 3.66m)

A lovely light hall with doors to all rooms. Built-in cloaks cupboard and under stairs store cupboard.

Lounge 26' x 15'9 (7.92m x 4.80m)

An interesting room featuring a shallow pitch vaulted ceiling and also a triple aspect. Three sets of patio doors to the garden terrace.

Dining Room 18'3>15'6 x 13'5 (5.56m>4.72m x 4.09m)

Sitting Room 16' x 12' (4.88m x 3.66m)

Dual aspect room.

Cloakroom & Utility 7'10 x 6'1 (2.39m x 1.85m)

Kitchen Breakfast Room 29'2 x 9' (8.89m x 2.74m)

Triple aspect room with a door to the garden. Comprehensive range of quality fitted storage units including a 'slide-out' unit and two drawer packs. Under mounted sink unit and extensive granite worktops. Built in double oven, hob and extractor. Integrated dishwasher. Cupboard housing gas fired boiler.

EXTERIOR

Located on a plot of just under half an acre. Plot measurements approximately are 170' (52m) depth, 121' (37m) width. The house is set back from the road and is approached via shingle driveway which leads to the garage. The gardens are very mature with many trees and shrubs. There is also an interesting small wooded copse. Large paved terrace, store shed.

Detached Double Garage 18'11" x 17'5" (internal) (5.79m x 5.31m (internal))

Agents Note

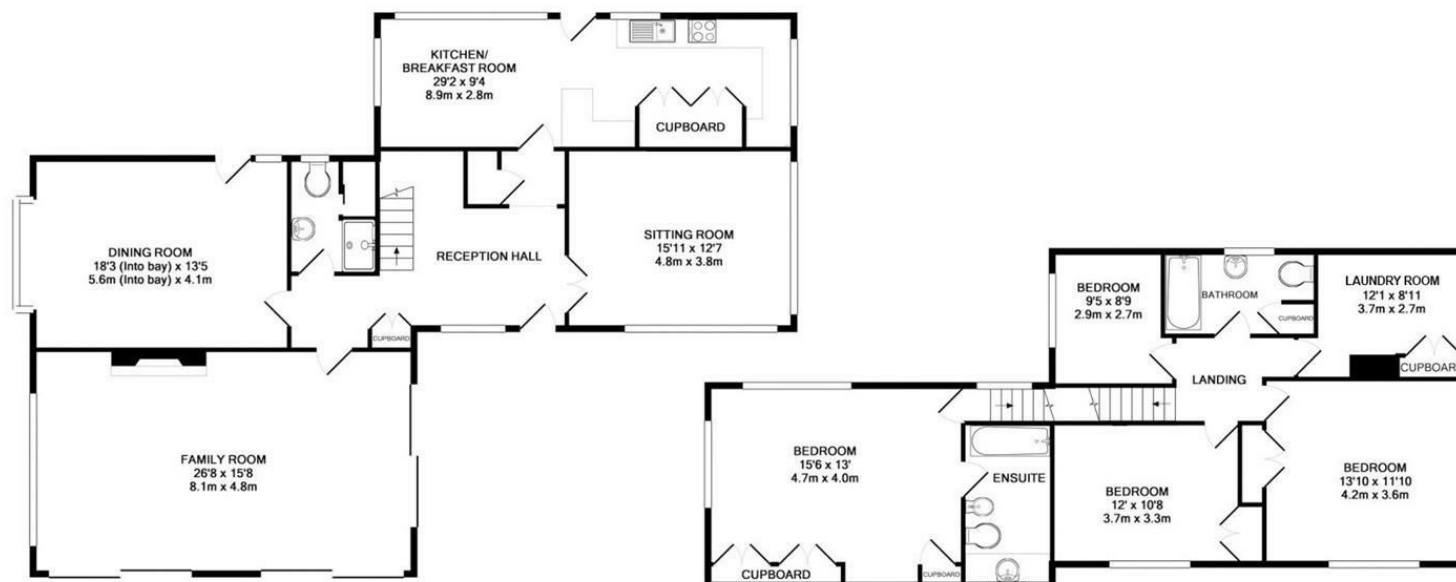
In our opinion, and taking into account other properties within the road, there is excellent potential to either extend the house. This of course subject to gaining the necessary consents from the local authority.

Agents Note

Under section 21 of The Estate Agents Act 1979, we are obliged to declare that the Vendor of this property is a relation to a Church & Hawes employee.

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.



GROUND FLOOR
 APPROX. FLOOR
 AREA 1391 SQ.FT.
 (129.2 SQ.M.)

1ST FLOOR
 APPROX. FLOOR
 AREA 968 SQ.FT.
 (89.0 SQ.M.)
 COPPERS, HYDE LANE, DANBURY.
 TOTAL APPROX. FLOOR AREA 2359 SQ.FT. (219.2 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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