



Fitzwalter Lane, Danbury , Essex CM3 4DZ  
Guide price £1,100,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



GUIDE PRICE £1,100,000 - £1,150,000... Ideal for multi-generational living\* or independent space with income potential... This charming property is nestled in a peaceful, tree-lined private lane, offering a tranquil setting within the heart of National Trust Woodland. The late Victorian home sits on a generous 0.8 acre plot, providing a secluded and unique living experience. The main house offering four bedrooms and two bathrooms over two floors, whilst to the ground floor is an impressive entrance hall/garden room, bright and airy lounge and a beautiful modern kitchen diner. Externally the property offers an impressive two-bedroom, 1 bathroom oak lodge cabin with its own kitchen and impressive living area. There is also a heated swimming pool, and a double garage and vast driveway. Additionally, there is a workshop/stables with an attached feed store, perfect for various uses. The location is highly desirable, with the sought-after Danbury Park School and Danbury village centre just a short walk away. This combination of natural beauty and convenience offers a rare and exceptional opportunity. Energy rating D. \*subject to gaining necessary living consent on the lodge.





The property is located in a rural position within Danbury's sought-after Fitzwalter Lane. The lane is predominantly tree-lined and is nestled in a small area of woodland on the tranquil and picturesque outskirts of the village. The property is one of a pair of unique semi-detached houses. Due to the orientation of the gardens and accommodation it gives the feeling of being fully detached.

The property affords accommodation over three levels. The ground floor comprises a large reception room with feature fireplace, a lovely triple aspect conservatory, cloakroom and a wonderful contemporary kitchen dining room with bi-folding doors leading to a large terrace. On the first floor is master bedroom with a stylish 'glass wall' en-suite shower room, two further bedrooms and a family bathroom. An impressive spiral staircase leads to the second floor with a large bedroom and lots of storage.

## THE GARDENS AND LODGE

### The Gardens

Approx. 0.8 of an acre plot. Secluded from the private lane by woodland, the gardens and property are approached via a driveway which leads to a double a garage and parking for numerous vehicles. The lodge is located to the left side of the plot. Gardens are mainly lawn with trees interspersed throughout the plot. In-ground enclosed heated swimming pool, 23'10 x 11'7 stable building/workshop and attached 11'7 x 7'6 feed store.

### Oak Lodge Cabin

Over 1000 square feet. The lodge is absolutely ideal for two families cohabiting, elderly relatives or as a teenagers retreat. It is presented to a very high order, is fully double glazed and has gas radiator central heating. Currently comprising of three bedrooms, bathroom, entrance hall and a fantastic open plan kitchen and living room with feature beamed vaulted ceiling.

### Double Garage 16'7" x 14'8" (5.05m x 4.47m)

Electric roller shutter door.

### Swimming Pool

Fully enclosed for child security. Pool store shed. Heated via an air heat source pump.

## HOUSE ACCOMMODATION

### Ground Floor

#### Kitchen Breakfast Room 19'3 x 15'3 (5.87m x 4.65m)

A wonderful extensively fully fitted kitchen with bi-folding doors to the terrace.

#### Lounge 27' x 14'4 (8.23m x 4.37m)

A most welcoming room with a large bay window and fireplace.

#### Conservatory 13'3 x 15'1 max (4.04m x 4.60m max)

Built in an Edwardian style and perfect as a morning room, Glazed to three aspects.

### First Floor

#### Landing

Doors to all rooms, feature spiral staircase to second floor.

#### Master Bedroom 16'9 x 11'1 (5.11m x 3.38m)

Fitted wardrobes. Feature glazed floor to ceiling wall leading to:

#### En-Suite

A contemporary style wet room style shower room with large shower area, wc and wash hand basin.

#### Bedroom Two 13'8 x 12' (4.17m x 3.66m)

#### Bedroom Three 9'8 x 8 (2.95m x 2.44m)

#### Family Bathroom

A modern bathroom with three piece suite.

### Second Floor

#### Bedroom Four 15'7 x 11'1 (4.75m x 3.38m)

With plenty of built-in storage.

## OAK FRAMED LODGE

Internal accommodation of about 1089 square feet (101 sq. metres).

### Entrance Hall

Doors to all rooms.

### Open Plan Lounge, Dining & Kitchen 27'7 max x 19' (8.41m max x 5.79m)

A truly beautiful room with exposed timbers throughout and a vaulted ceiling. Doors to two sides leading to the gardens.

#### Bedroom One 12'1 x 8'6 (3.68m x 2.59m)

#### Bedroom Two 9'2 x 9'1 (2.79m x 2.77m)

#### Laundry/Bedroom Three/Office 8'6 x 7'2 (2.59m x 2.18m)

### Bathroom

Four piece suite.

### Notes

Externally the lodge affords it's own private fenced gardens and terrace. Boiler cupboard housing boiler. Gas radiator central heating.

### 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.

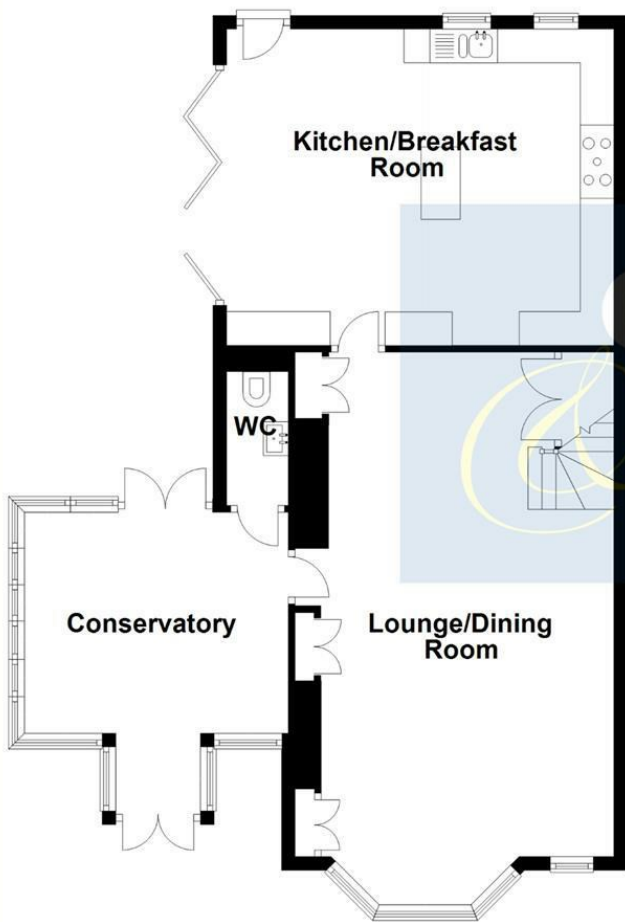




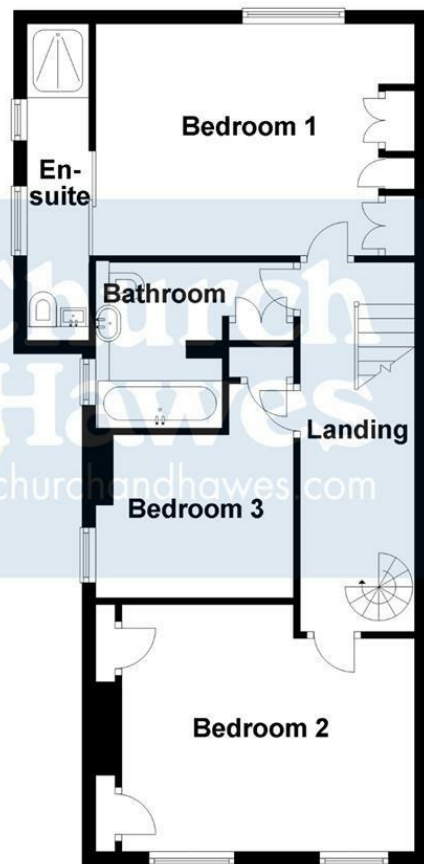




## Ground Floor



## First Floor



## APPROX INTERNAL FLOOR AREA

160 SQ M 1721 SQ FT

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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## Second Floor

