



5 South Hill Close, Danbury , Essex CM3 4EQ  
£920,000

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

Set within a most private elevated turning on the favoured southern edge of Danbury Village is this individual detached family residence. This property is one of a few established homes in an exclusive position and just minutes' walk from many of Danbury's amenities. In recent years the property has been extended and now includes five bedrooms. The present owners have maintained the property to a high standard throughout. Externally, set back from the road, there is a driveway, double garage and a private good size rear garden with large feature composite deck. Energy rating C.

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). There is access from the rear garden to footpaths which lead to Danbury village centre.

The village is surrounded by a wealth of National Trust woodland, including the historic landscape of Danbury Park (a former medieval deer park). Only five miles due east of Danbury is the city of Chelmsford and its excellent choice of facilities, which include two outstanding Grammar Schools, bustling shopping centre, and a station on the main line into London Liverpool Street. The A12 & A130 are just a couple of miles away.

Accommodation Comprises:

SECOND FLOOR

**Bedroom 11'3 x 10'3>8'4 (3.43m x 3.12m>2.54m)**  
Two double over/under Velux windows, eaves storage.

**Hobby Room 10'9 x 10'3>8'4 (3.28m x 3.12m>2.54m)**  
Two double over/under Velux windows, eaves storage.

FIRST FLOOR

**Master Bedroom 1'9 x 11'3 (0.53m x 3.43m)**  
Overlooking the rear garden. Built-in wardrobes.

**Bedroom 11'2 x 11'2 (3.40m x 3.40m)**  
Wonderful far reaching views over Danbury rooftops and countryside beyond including Hanningfield Reservoir. Built-in wardrobes.

**Bedroom 11'6 x 9'10 (3.51m x 3.00m)**  
Airing cupboard including large recently installed pressurised hot water cylinder.

**Family Bathroom 9'2 x 8'6 (2.79m x 2.59m)**  
A luxury fitted modern bathroom including a large shower cubicle and feature double ended stand alone bath.

**Landing**  
Large feature window, stairs to:

GROUND FLOOR

**Reception Hall**  
High security composite entrance door, Amtico flooring, cloak cupboard also housing the house working systems (boiler, alarm, consumer unit etc. Doors to:

**Cloakroom**  
Two piece modern suite.

**Study 8' x 7'2 (2.44m x 2.18m)**

**Sitting Room 20'2 x 11'2 (6.15m x 3.40m)**  
Large bay window (recently replaced). Feature inset electric fire. Open to:

**Dining Room 11'2 x 9'2 (3.40m x 2.79m)**  
Patio doors to garden, door to:

**Kitchen Breakfast Room 16'3 x 14' (4.95m x 4.27m)**  
The kitchen has been extended and features a vaulted ceiling with skylight windows. Comprehensively fitted kitchen including all appliances: Double oven, hob, integrated washing/dryer, dishwasher, fridge and freezer.

EXTERIOR

**Front**  
The house is one of three set back from the road and accessed via along brick driveway. Parking for 3 cars with the potential to easily make more.

**Double Garage 16'4 x 15'2 (4.98m x 4.62m)**  
Recently replaced electric roller shutter door. Some properties closeby has converted all or part of their garage to further accommodation.

**Rear Garden**  
A private and interesting at rear garden. including a large composite deck and a summerhouse (11'4 x 7'6) with power connected.

**Agents Notes**  
Points to note.....Security alarm, recently replaced electric garage door, lounge bay window and pressurised hot water cylinder. uPVC soffits, fascias and barge boards. Cedar weatherboarding to front. EV charger. Various roof works completed a couple of years ago.

**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.

