



Hazeleigh 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 - £1,300,000... 'Hazeleigh' is a beautifully designed single storey home set on the sought after Riffhams Lane in Danbury. With its elegant white façade and arched loggia styling, the property offers a wonderful blend of classic charm and contemporary living. Inside, light filled spaces include a spacious drawing room with bi-fold doors to the garden, and a high specification kitchen/dining room with stone worktops and central island unit. The principal bedroom features an en suite with vintage touches, there are three further bedrooms one with en suite which is complemented by the luxurious family bathroom with freestanding bathtub. Outside, the home sits behind a brick boundary with a generous driveway leading to a large garage (currently used as a gym). The landscaped rear garden features a large porcelain terrace, pergola dining area, outdoor fireplace, impressive outbuilding, a heated swimming pool and steps rising to a lawn with a mature apple tree. Conveniently located near village amenities and within easy reach of Chelmsford and London rail links, this is a rare opportunity to own a stylish home in a peaceful village setting. Energy rating D.

LOCATION

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.

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.

ACCOMODATION COMPRISING

Entrance Hall 20'9 x 14'7 > 7'2 (6.32m x 4.45m > 2.18m)

Sitting Room 26'6 19'3 (8.08m 5.87m)

Kitchen/Dining Room 22'4 > 9'7 x 17'7 (6.81m > 2.92m x 5.36m)

Bedroom One 17'5 > 10'2 x 16' (5.31m > 3.10m x 4.88m)

En-Suite 7' x 7' (2.13m x 2.13m)

Bedroom Two 14'9 x 11'10 (4.50m x 3.61m)

En-Suite 8'9 x 5'5 (2.67m x 1.65m)

Bedroom Three 12'11 x 8'10 (3.94m x 2.69m)

Bedroom Four 12'11 x 8'1 (3.94m x 2.46m)

Bathroom 11' x 6' (3.35m x 1.83m)

EXTERIOR

Front Garden

Rear Garden

Large Garage/Gym 23'7 x 12'6 (7.19m x 3.81m)

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.



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