

Maldon Road, Danbury , Essex CM3 4RA

Prices from £975,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

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NEW HOMES IN DANBURY! Church & Hawes are privileged to announce the launch of Runsell Gardens by Sunbury Country Homes – an exclusive mews-style development of just four outstanding executive homes, combining exceptional specification and contemporary family living in one of Essex's most sought-after villages.







Brand new homes are rarely available within Danbury, making Runsell Gardens an exciting opportunity to acquire a beautifully designed new residence in this highly regarded Essex village.

Each home has been thoughtfully designed to provide spacious, stylish and highly practical accommodation, complemented by an impressive specification throughout. At the heart of each property is a superb open-plan kitchen, dining and family room, creating a wonderful everyday living and entertaining space. Wide bi-folding doors open directly onto the porcelain terrace and southerly facing rear garden, seamlessly connecting the house with its outside space.

The high-quality Shaker-style kitchens feature attractive wood-grain effect cabinetry, luxurious quartz work surfaces and an excellent range of integrated appliances, including side-by-side ovens and a wine cooler. Herringbone flooring with detailing adds another stylish finishing touch.

For more traditional relaxation, there is a separate lounge complete with fireplace, while a dedicated study provides the perfect environment for those working from home. A separate utility room further enhances the practicality of the ground-floor accommodation.

The first floor is equally impressive, centred around a striking gallery-style landing with an impressive high vaulted ceiling, creating a wonderful sense of space and architectural drama. From here are four generous bedrooms, including two impressive principal bedroom suites with their own private bathrooms, together with a beautifully appointed family bathroom. Each en-suite will include a 1400mm shower cubicle, Hans Grohe fittings and porcelain wall and floor tiling.

An additional feature is the clever use of attic-style roof trusses, creating a substantial loft area and providing exciting potential for further accommodation, subject to any necessary consents and regulations.

Externally, each home enjoys a southerly facing rear garden with porcelain terracing, while brick-paved driveways provide an attractive approach. Particularly impressive are the substantial double garages, complete with insulated wide electric roller shutter doors. There is also an electric vehicle charging point.

The specification reflects the demands of modern living, with an air source heat pump and underfloor heating to the ground floor, individually controlled by room thermostats. Each property is offered with the reassurance of a 10-year new-build warranty.

DANBURY - A PRIME SETTING

Runsell Gardens occupies a convenient position on the eastern side of the picturesque village of Danbury, providing easy access to the village centre, local shops and everyday amenities.

Danbury is particularly well regarded for its schooling, with both state and independent options nearby. These include Danbury Park Primary School, rated Outstanding by Ofsted, together with preparatory schools at Heathcote in Danbury and Elm Green in neighbouring Little Baddow.

The village is also renowned as an important hub for school transport to many of the area's highly regarded grammar schools, including King Edward VI Grammar School and County High School for Girls in Chelmsford, together with schools in Southend, Westcliff and Colchester.

The village is particularly well served, with doctors' surgery, dentists, supermarkets, chemist, library and sports centre, together with a thriving local community and football, cricket, tennis and bowls clubs.

For those who enjoy the outdoors, Danbury is surrounded by beautiful countryside and extensive areas of National Trust woodland, with picturesque walks and historic Danbury Park close at hand. The area is also particularly well served for golf and leisure, with The Warren Estate and Bunsay Downs Golf Club at nearby Woodham Walter, together with Three Rivers Golf & Country Club at Cold Norton, all within easy reach and offering excellent golfing and leisure opportunities.

Commuters are also exceptionally well served. The A12 and A130 are approximately two miles away, while the nearby Sandon Park & Ride provides a popular service into Chelmsford city centre the railway station. Chelmsford, approximately six miles to the west, offers extensive shopping and leisure facilities together with mainline rail services into London Liverpool Street.

To the east lies the historic market town of Maldon, renowned for its bustling High Street, waterside walks and famous Hythe Quay.

Stylish, elegant and wonderfully exclusive, Runsell Gardens represents a rare opportunity to purchase a brand new, high-specification family home within the highly sought-after village of Danbury. With only four properties forming this select development, early enquiries are strongly recommended.

Agents Notes, Money Laundering & Referrals

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.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per person (including VAT) will apply.

These checks must be completed and successfully verified before we are able to progress with the purchase.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

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.



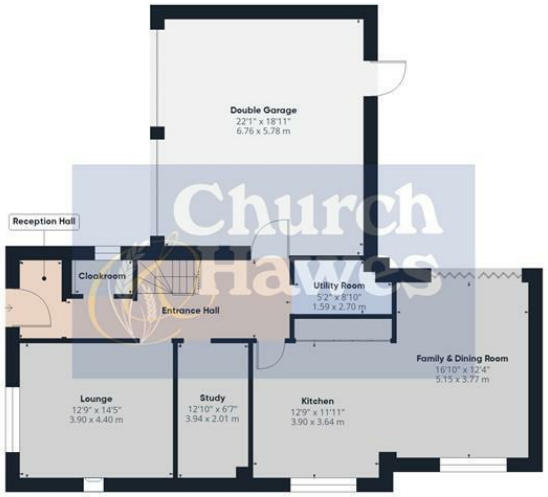




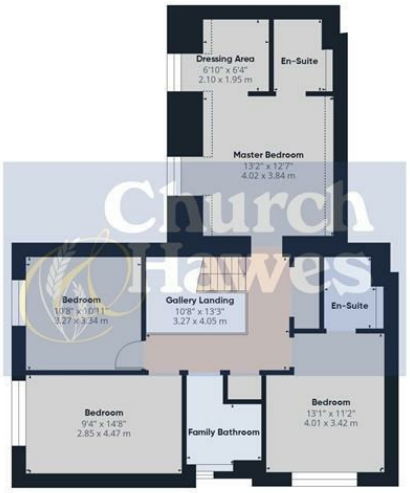








Floor 0



Floor 1

Approximate total area(1)

2158 ft²

200.6 m²

Reduced headroom

37 ft²

3.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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