

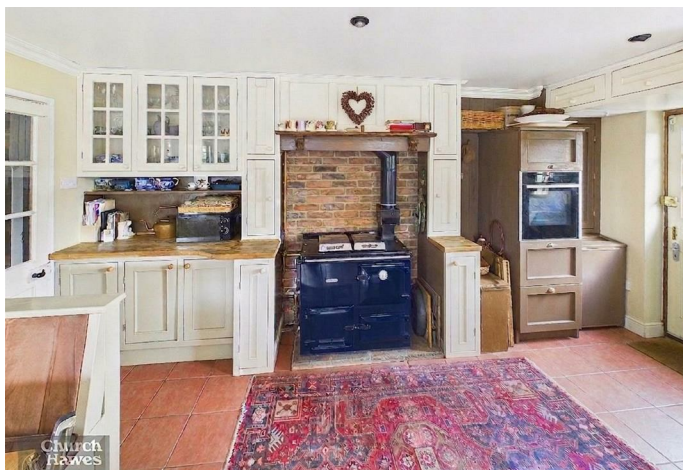


Pear tree Lane, Danbury , Essex CM3 4LS
£825,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

An established and highly attractive detached residence, beautifully positioned in a favoured location and offering an abundance of traditional English cottage-style charm combined with versatile and spacious accommodation.



Charming and Versatile Detached Residence with Cottage-Style Character

The property features a driveway providing access via a gated entrance to the garage and an attractive oak entrance porch, setting the tone for the character and quality found throughout. Internally, the accommodation is exceptionally flexible, offering four or five bedrooms, including two ground-floor bedrooms, making the home ideally suited to a variety of lifestyles and family requirements.

There are three reception rooms, including a versatile first-floor reception room, while the heart of the home is undoubtedly the welcoming country-style kitchen, complete with a family area and an Aga Rayburn, creating a wonderful space for everyday living and entertaining.

The property is enhanced by many high-quality fittings throughout, with bespoke windows complemented by feature wooden shutters, adding further warmth and character.

Outside, the established gardens have been thoughtfully planted and matured over the years, creating a delightful and private setting. A covered pergola provides an attractive area for outdoor entertaining, while the glass potting shed will appeal to keen gardeners.

A truly charming and individual home offering character, versatility and quality throughout, set within a favoured position.

The property is nestled between Chelmsford and South Woodham Ferrers with both offering regular train services to London Liverpool Street. There is easy access to Chelmsford which offers everything you would expect from a thriving city centre. Major roads throughout the county are just a short drive away making Bicknacre a popular choice for anyone looking to commute. There is a favoured village primary school along with convenience shops. Regular bus service to Danbury, Maldon, Chelmsford & South Woodham Ferrers.

Close by is White Elm Garden Centre, Petting Farm & Tea Room where you'll also find an excellent butchers, greengrocers and many other boutique outlets.

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.

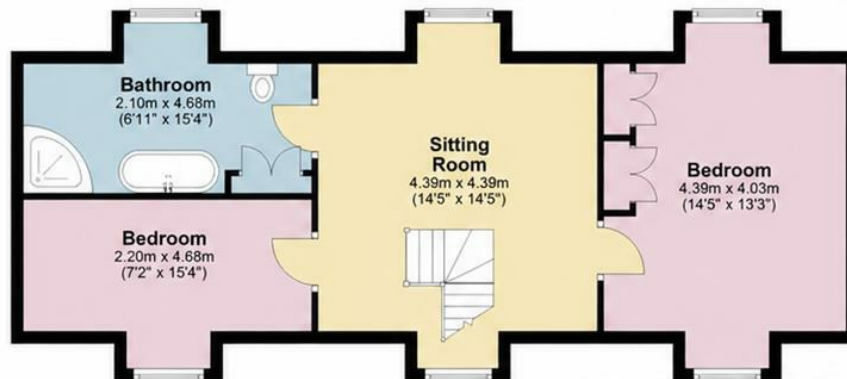






First Floor

Approx. 84.9 sq. metres (913.5 sq. feet)



Total area: approx. 205.0 sq. metres (2206.4 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
Plan produced using PlanUp.

Peartree Lane

