



Hyde House Cherry Garden Lane, Danbury , Essex CM3 4QP  
Guide price £1,500,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

GUIDE PRICE £1,500,000 - £1,600,000... LARGE ON THE OUTSIDE, EVEN BIGGER ON THE INSIDE.... This large detached residence is situated in a sought after leafy lane, in the village of Danbury. The area is well renowned for its fantastic schooling with both state and private. primary & prep schools within the village itself as well as easy access to nearby secondary schools. There are a selection of amenities within the village which are within walking distance to the property comprising doctors, dentists, supermarkets, restaurants/bistros along with other smaller shops. Danbury is also renowned for its areas of natural beauty with the beautiful commons and lakes as well as various walks. There are also great links into Chelmsford city centre whether by bus or car where there are regular mainline services to London Liverpool Street. The property offers 4000 sq ft of beautifully presented living accommodation internally and that isn't including the double garage with gym above. Offering three large separate reception rooms and modern kitchen diner with separate utility and W.C to the ground floor. To the first floor are four large bedrooms with dressing room and ensuite to master, two further ensuite bedrooms, family bathroom, and generous landing. To the second floor are four more rooms currently used as a large study, further bedroom, shower room and two loft rooms which could offer an ideal space for the older teenager. Externally the property sits on a plot of a third of an acre, with landscaped rear gardens, generous frontage with ample parking, larger than average double garage with multi purpose room over, all set behind electric gates. Energy rating D. NO ONWARD CHAIN..

**SECOND FLOOR**

Loft Room/ Bedroom Five 24'6" x 11'5" (7.48 x 3.50)  
 Size includes Ensuite

Ensuite

Bedroom Five 15'6" x 11'4" (4.74 x 3.47)

Study 20'3" x 10'7" (6.19 x 3.25)

Loft Room 16'7" x 10'9" (5.07 x 3.29)

Landing

**FIRST FLOOR**

Master Bedroom 21'5" x 15'6" mx (6.55 x 4.73 mx)

Dressing Room 10'1" x 7'5" (3.09 x 2.27)

Ensuite 10'1" x 6'4" (3.08 x 1.95)

Bedroom Two 13'11" x 12'11" mx (4.26 x 3.96 mx)

Ensuite 7'0" x 5'4" (2.15 x 1.64)

Bedroom Three 15'6" x 12'6" mx (4.74 x 3.83 mx)

Ensuite 8'11" x 3'2" (2.72 x 0.98)

Bedroom Four 15'7" x 10'1" (4.77 x 3.08)

Family Bathroom 9'0" x 8'0" (2.75 x 2.45)

Landing 25'9" x 8'10" (7.86 x 2.71)

**GROUND FLOOR**

Entrance Porch 9'1" x 5'6" (2.79 x 1.70)

Entrance Hall 19'8" x 11'5" (6.00 x 3.49)

Snug-Study 15'5" x 10'0" (4.71 x 3.06)

Ground Floor W.C 7'5" x 3'5" (2.28 x 1.06)

Dining Room 15'5" x 14'7" (4.71 x 4.47)

Lounge 22'9" x 15'5" (6.95 x 4.72)

Kitchen 18'9" x 13'1" (5.74 x 4.00)

Breakfast Room 11'6" x 10'1" (3.53 x 3.09)

Utility Room 9'1" x 8'1" (2.78 x 2.47)

**EXTERIOR**

Garage 16'6" x 14'9" (5.04 x 4.52)

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First Floor Gym 24'9" x 16'6" (7.55 x 5.05)  
 With Shower Room

**Agents Notes, Money Laundering & Referrals**

AGENTS NOTE: 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.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale.

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.

