

Woodhill Road., Danbury , Essex CM3 4AL

£875,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

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A truly individual and most charming Victorian detached cottage-style home, dating back to 1896, occupying a delightful plot of approximately one third of an acre on the outskirts of the highly regarded village of Danbury.







Properties of this character and individuality are rarely available, offering a wonderful combination of period charm, interesting architectural features and modern-day comforts, all set within particularly attractive and established gardens.

The accommodation is both versatile and full of character, offering three/four bedrooms, including an impressive master bedroom with dressing room and en-suite bathroom. There are three individual reception rooms, providing excellent flexibility for both family living and entertaining, together with a delightful Victorian-style modern conservatory enjoying views across the gardens. Further accommodation includes a kitchen, shower room and separate laundry room.

The property has been thoughtfully enhanced over the years, with a number of bespoke double-glazed windows replacing the originals, alongside modern additions including solar panels to assist with electricity consumption and an electric vehicle charging point. A particularly useful feature is the external insulated home office, complete with hardwired broadband, making it ideal for home working or as a separate creative space.

Outside, the property occupies an attractive plot of approximately one third of an acre, with gardens that are anything but ordinary. A fascinating variety of mature trees,
established shrubs and interesting planting combine to create a wonderfully private and established setting. There are two separate driveways providing ample parking, together with a double garage incorporating useful loft storage and an attractive oak-framed carport.

The location is equally appealing, being within easy reach of the beautiful Danbury Country Park and its lakes, offering miles of picturesque woodland walks and opportunities to enjoy the surrounding countryside.

Despite this lovely semi-rural setting, the property is exceptionally convenient for commuters, with the A12 and Sandon Park & Ride both less than two miles away, providing straightforward access to Chelmsford city centre and its mainline railway station.

A rare opportunity to acquire a home with genuine character, individuality and charm, complemented by versatile accommodation and wonderfully established gardens in a highly desirable Danbury location.

**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.


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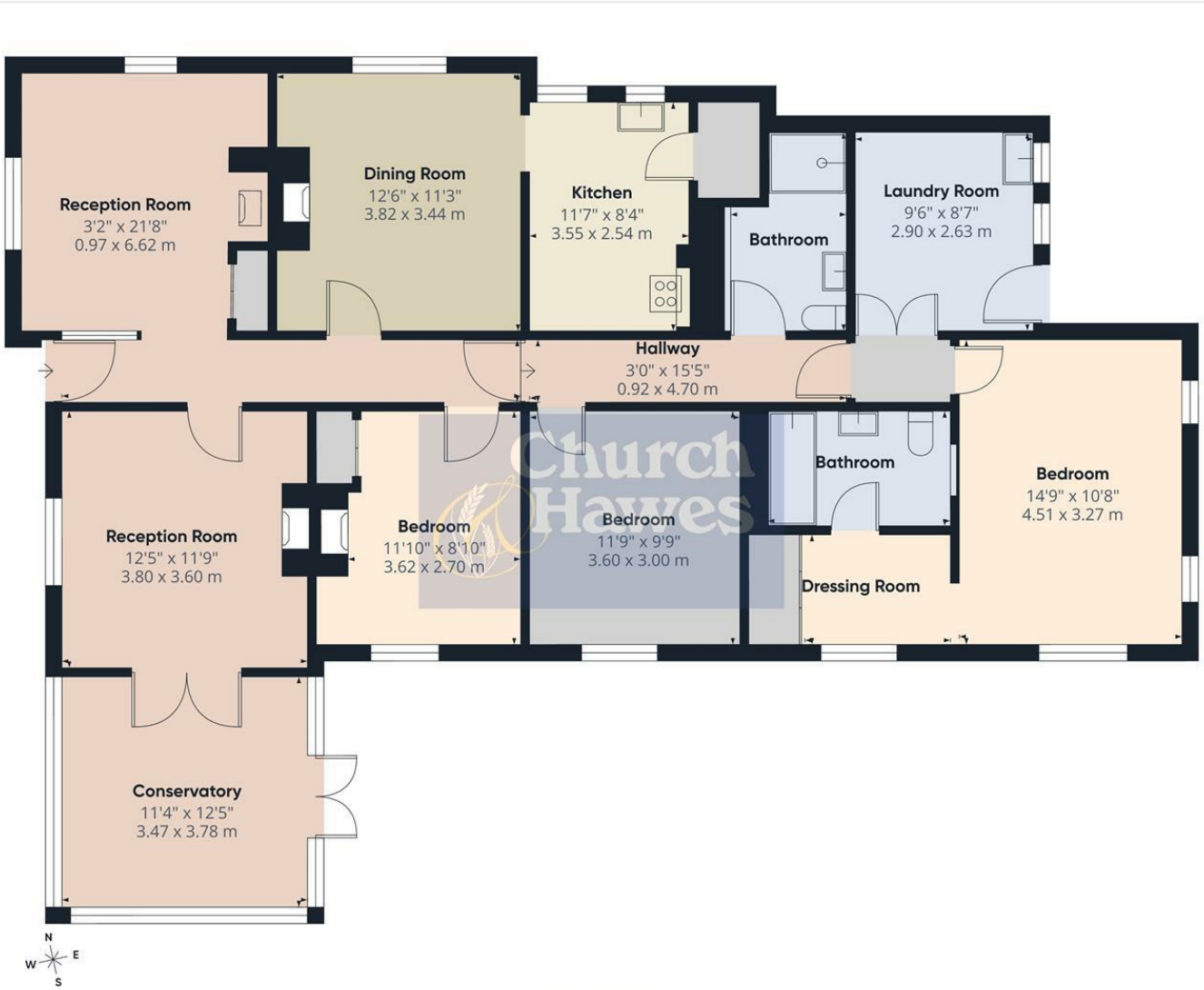

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Floor 0 Building 1

**Approximate total area**(1)

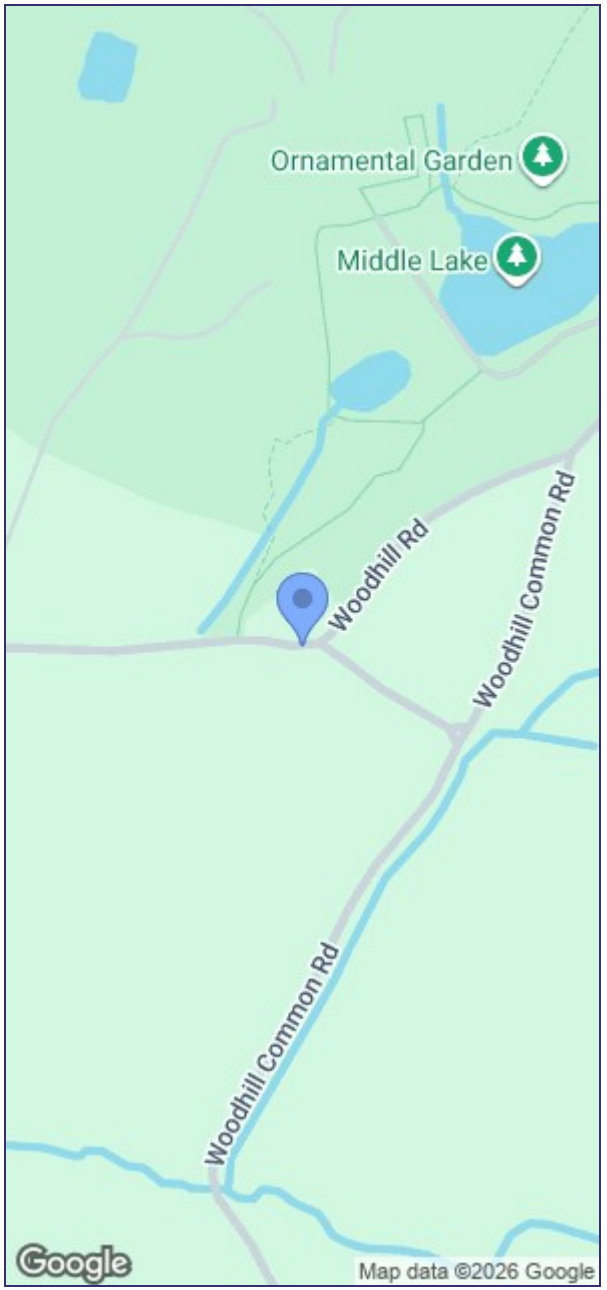
1453 ft²

135 m²

(1) Excluding balconies and terraces

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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