



Peartree Lane, Danbury, CM3 4LS
Guide Price £850,000 to £875,000 Freehold


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Peartree Lane, Danbury

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- DETACHED THREE/FOUR BEDROOM HOUSE
- SITUATED ON PLOT CIRCA 0.29 ACRE
- BACKING ONTO PADDOCKS
- LARGE FRONTAGE & DOUBLE GARAGE
- FOUR RECEPTION ROOMS
- FITTED KITCHEN & UTILITY ROOM
- LARGE ENSUITE TO MAIN BEDROOM
- REAR GARDEN 150FT (MAX)
- NO THROUGH ROAD
- GAS RADIATOR HEATING & DOUBLE GLAZED

GENERAL DESCRIPTION

An extremely well presented detached chalet style house situated on a generously sized plot of approximately 0.29 acres, located in a pleasant no through road. The property boasts an impressive wide frontage with a gated access providing parking for numerous cars, motorhome or the like as well as a double garage featuring remote-control roller shutter doors.

Upon entering the property the spacious reception hall is most welcoming adorned with engineered wood flooring, with useful bespoke storage built in under the stairs. Double doors lead one into a reception room overlooking the expansive frontage. While this room is currently used as a dining room, it could also serve as a ground-floor bedroom, as a shower room and WC are conveniently located just down the hall. Further more double doors lead from the dining room to a large study/ office which could be transformed into a dressing room for a ground floor bedroom.



The kitchen, which can be accessed from the reception hall is equipped with a range of eyelevel and floor standing units, providing ample storage space. The kitchen is complete with appliances including an induction hob, integrated oven and built in microwave combi oven, integrated fridge and freezer and dishwasher. Adjacent is a good sized utility room. Here there are additional cupboards, large butler sink (ideal for pet care) space and plumbing for washing machine and tumble drier and wall mounted gas boiler providing heating and hot water via an unvented pressurised system. For convenience there is a door leading out to the side where there is a concealed bin storage area. The kitchen seamlessly transitions into the light and airy breakfast/ dining area, which enjoys captivating views across the landscaped garden and the paddocks beyond, with double doors leading to a charming sitting/ garden room, enjoying views across the rear garden, fitted with a log burner for those cosy winter nights. From here double doors lead though to a spacious reception room, which extends to the front of the

property, and is currently serving as the primary lounge with feature fireplace as a focal point, with ample space at one end to use as a dining area, or separate seating area. There are doors leading out to the reception hall.

Upstairs is a spacious light and airy main bedroom, complete with an elegant range of fitted wardrobes, views across the rear garden and beyond, and a door leading to a large ensuite. The ensuite includes a walk in shower with glass screen, double width wash hand basin, wc, and tall ladder style towel radiator.

There are two other double bedrooms on the first floor, one which is dual aspect and extends from the front to the back of the property providing ample space, being adjacent to the bathroom provides potential scope for ensuite, or even dividing the room into two.

The family bathroom offers an enclosed bath with fitted shower over, wash hand basin and wc, ladder style towel radiator and tiles adorning the floor and walls with a window to the rear providing wonderful views over the rear garden and paddocks beyond.

OUTSIDE

The rear garden is a salient feature of this property, and has been thoughtfully landscaped to provided interest with a number of lawn areas, separated by shrubs connected by shingle pathways taking one on a voyage of discovery with secluded seating areas, summer house, timber shed, covered log store, arbour seating, and raised decking area to the rear of the garden, where one can enjoys the panoramic views across the paddocks and beyond. Close to the house is a neat fenced bin storage area, with convenient timber gated access adjacent proving access to the front of the property.

The property is approached from the road via a gated entrance leading to a large block paved parking area, suitable for numerous cars, motorhome and such like. There is a double garage with convenient electronic roller shutter door, with power and lighting connected, and also power to the external lighting around the driveway and frontage.

The property is situated on the edge of the village of Danbury which provides a whole host of facilities



including shops, doctors, dentist, Vets, Hairdressers, Coffee and Tea Shops, Boots the Chemist, Sports and Social Centre, Public Houses and Churches and sought after schooling. Bicknacre is close by offering local shops and schooling. The surrounding area provides wonderful country side with managed woodlands for the outdoor enthusiast, and Chelmsford City is just a short drive or bus ride away and provides major shopping and leisure facilities as well as a railway link to London Liverpool Street Station.

ENTRANCE HALL 7' 7" x 16' 6" (2.31m x 5.03m)

DINING ROOM/ BEDROOM 10' 11" x 11' 3" (3.33m x 3.43m)

OFFICE 7' 11" x 12' 2" (2.41m x 3.71m)

SHOWER ROOM WC 5' 2" x 5' 0" (1.57m x 1.52m)

KITCHEN 10' 10" x 11' 3" (3.3m x 3.43m)

UTILITY ROOM 7' 11" x 10' 4" (2.41m x 3.15m)

BREAKFAST ROOM/ DINING ROOM 10' 10" x 10' 10" (3.3m x 3.3m)

GARDEN ROOM 16' 5" x 10' 5" (5m x 3.18m)

LIVING ROOM 11' 0" x 27' 1" (3.35m x 8.25m)

LANDING 17' 5" x 3' 11" (5.31m x 1.19m)

BEDROOM ONE 10' 11" x 17' 1" (3.33m x 5.21m)

ENSUITE 11' 8" x 6' 2" (3.56m x 1.88m)

BEDROOM TWO 8' 0" x 20' 0" (2.44m x 6.1m)

BEDROOM THREE 10' 10" x 9' 4" (3.3m x 2.84m)

BATHROOM 6' 9" x 6' 0" (2.06m x 1.83m)

GARAGE 16' 3" x 16' 5" (4.95m x 5m)



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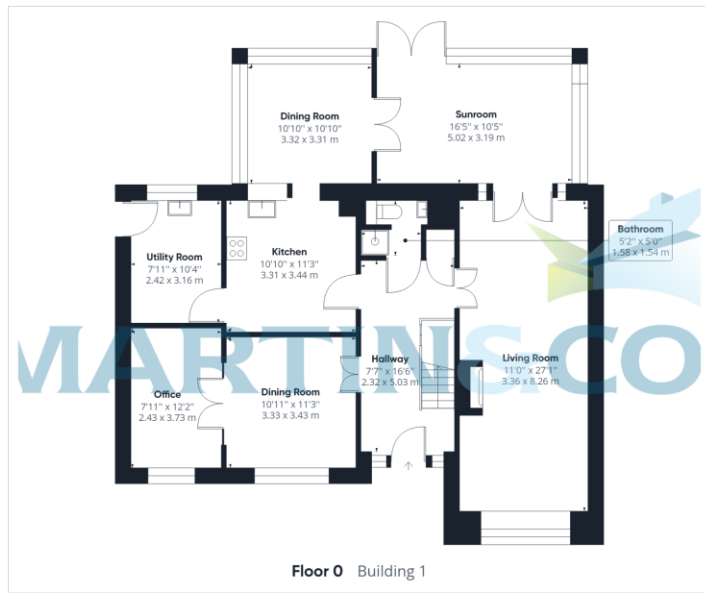




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

2139.06 ft²
198.72 m²

Reduced headroom

7.59 ft²
0.70 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

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