



Copt Hill, Danbury, Essex CM3 4NN  
Guide price £500,000

**Church & Hawes**  
Est. 1977

Estate Agents, Valuers, Letting & Management Agents



GUIDE PRICE £500,000 - £535,000... This charming period coach house, believed to date back to the 18th century, is brimming with character and original features. From exposed beams to vaulted ceilings, every detail tells a story. The property boasts two generously sized double bedrooms, an impressive lounge complete with an inglenook fireplace, ideal for a cosy wood burning stove to be installed. There is also kitchen/dining room with a stable door leading to a secluded westerly aspect rear garden. The property offers driveway parking to the front and a garage, which offers exciting potential for conversion into a further reception room, or extension of the existing kitchen. The property resides on one of the most sought-after roads in the village, and being within walking distance of local amenities it makes for a perfect blend of historic charm and modern convenience. Energy rating D.





## FIRST FLOOR

### Landing

**Bedroom One 18'2 x 13'4 (5.54m x 4.06m)**

**Bedroom Two 12' x 9'10 (3.66m x 3.00m)**

**Bathroom 9'9 x 5'3 (2.97m x 1.60m)**

## GROUND FLOOR

### Entrance Hall

**Kitchen/Diner 16'11 x 12'4 > 5'11 (5.16m x 3.76m > 1.80m)**

**Sitting Room 16'11 x 13'3 (5.16m x 4.04m)**

## EXTERIOR

**Garage 16'11 x 8'9 (5.16m x 2.67m)**

### Rear Garden

### Driveway

### 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.



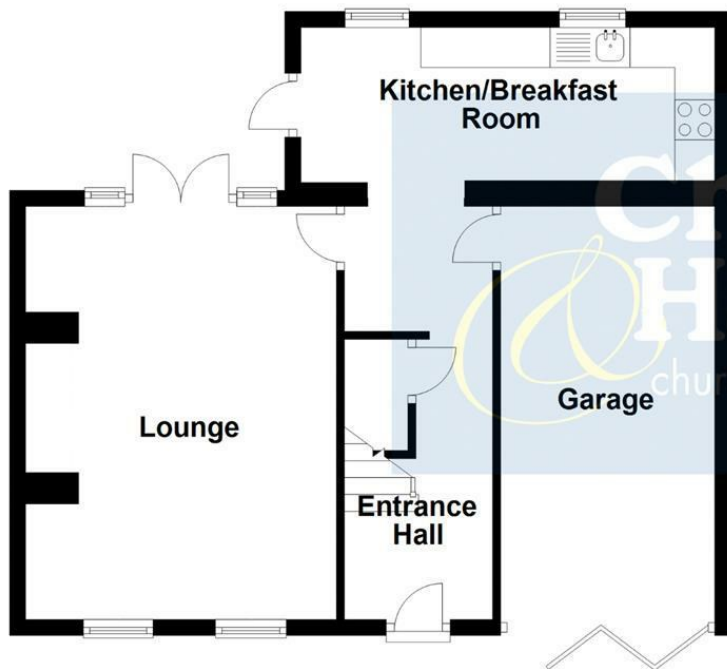




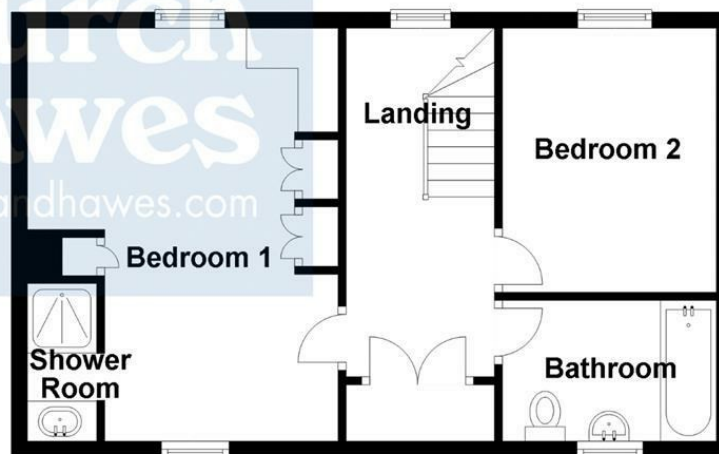




## Ground Floor



## First Floor



**APPROX INTERNAL FLOOR AREA**  
101 SQ M 1085 SQ FT

This plan is for layout guidance only and is **NOT TO SCALE**

Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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