



**The Orchard Bicknacre Road, Danbury , Essex CM3 4JH**  
Guide price £850,000

**Church & Hawes**  
Est. 1977  
Estate Agents, Valuers, Letting & Management Agents

Guide £850,000 - £900,000. In a non-estate position with National Trust's Danbury Common & Woodland surrounding is this most individual and truly deceptive detached residence. The property is located on an overall plot of just under third of an acre and affords a driveway for numerous cars along with a fantastic heated swimming pool (see notes). Accommodation is extensive and very versatile. Including four/five bedrooms, three bathrooms and three/four reception rooms. The property has recently been vastly improved and includes a fully re-modelled kitchen, new bathroom suites, new windows and doors along with an excellent resin driveway and extensive patio terrace. Most deceptive in size from it's external appearance this truly is a home that cannot be appreciated without viewing. No Onward Chain. Energy rating D.

#### Location Note

The property is situated close to Danbury village centre with it's variety of shops & amenities. The house is also within easy access of two Preparatory Schools (Heathcote in Danbury itself and Elm Green in Little Baddow) and two state schools including Danbury Park Primary School (rated Outstanding by Ofsted in 2013). The village is surrounded by a wealth of National Trust woodland, including the historic landscape of Danbury Park (a former medieval deer park). Only five miles due east of Danbury is the city of Chelmsford and its excellent choice of facilities, which include two outstanding Grammar Schools, bustling shopping centre, and a station on the main line into London Liverpool Street. The A12 & A130 are just a couple of miles away.

#### EXTERIOR

The house is set on a plot of just under a third of an acre. The rear garden extends to around 150' and is south westerly facing. Wrought iron fencing between brick pillars to the front. Resin bound driveway providing parking for 5/6 cars.

The rear garden commences with a quite superb resin bound patio and sun terrace that extends across the width of the garden and incorporates the in-ground swimming pool, absolutely perfect for entertaining.

The remainder of the garden is mainly lawn. Various trees and shrubs, storage shed and summer house. Fencing to all boundaries.

#### Swimming Pool & Notes

In-ground heated pool 30' x 12' with steps. The present owners have recently spent a considerable sum having the pool refurbished including a new liner, new Roman style steps, new cover, new steps ladder, new filter unit and pump. The pool is heated via an Air Source Heat Pump.

#### GROUND FLOOR

##### Reception Hall 13'6 x 8'3 (4.11m x 2.51m)

High security composite entrance door, doors to most rooms.

##### Bedroom 18'4 x 10'9>6'1 (5.59m x 3.28m>1.85m)

Two windows to the front, door to:

#### En-Suite

Re-modelled into a Wet Room design fully tiled shower room.

##### Bedroom/Playroom 10'4 x 8'3 (3.15m x 2.51m)

##### Study 10'11 x 10'6 (3.33m x 3.20m)

##### Guest/Master Bedroom 18' x 10'3>9'6 (5.49m x 3.12m>2.90m)

A lovely dual aspect room with double casement doors leading to the garden. Door to:

#### En-Suite

A fully re-fitted and re-tiled shower room.

##### Dining Area 13'6 x 13' (4.11m x 3.96m)

Open plan to lounge, door to:

##### Kitchen Breakfast Room 16'6 x 14'5 (5.03m x 4.39m)

A wonderful fully fitted kitchen having been recently completely re-fitted. All appliances integrated or built in. Quartz work surfaces and matching island unit. Door to exterior.

##### Lounge 22'10 x 17'7 (6.96m x 5.36m)

Two sets of fully glazed double casement doors leading to and overlooking the garden. An excellent size room with an ornate feature stone fireplace and fitted wood burner.

#### FIRST FLOOR

##### Master Bedroom 28'2>14'9 x 12'10 (8.59m>4.50m x 3.91m)

Overlooking the gardens, open plan to:

##### Dressing Area 9'3 x 7'6 (2.82m x 2.29m)

Door to en-suite and door to the roof terrace.

#### Roof Terrace

A lovely relaxing sitting area with views over Danbury common and woodland.

##### Bedroom 20'5>13'10 x 8'8 (6.22m>4.22m x 2.64m)

#### Family Bathroom

A fully re-fitted and re-tiled shower room.

#### Agents Notes

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.

