



New Rectory Farm South View Road, Danbury , Essex CM3 4DX  
£1,000,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



GUIDE PRICE £1,000,000 - £1,150,000, DETACHED FAMILY HOME WITH INCREDIBLE VIEWS.... This five bedroom detached property is available for the first time in nearly 30 years. Located at the end of a private driveway servicing only three properties is this 1920's built residence. Offering five large bedrooms and two bathrooms to the first floor, whilst to the ground floor are three reception rooms and a kitchen breakfast room with separate utility. There are established rear gardens with a variety of different areas and features. There is also ample off road parking and a double garage. Danbury village centre is within easy reach along with the amenities it has to offer. The property is also located within walking distance to the sought after Danbury park primary school and links to nearby secondary schools. Danbury Lakes & Common are also on your doorstep, as are other areas of natural beauty perfect for those who enjoy the great outdoors. Anyone who is looking for good commuter links the property offers easy access to major roads throughout the county and the park and ride service at Sandon which offers regular services to Chelmsford's mainline station to London Liverpool Street..... Energy rating D

**FIRST FLOOR**

**Bedroom One 14'7 x 12' (4.45m x 3.66m)**

Window to rear with far reaching view. Range of fitted bedroom furniture including wardrobes, and bedside tables. Radiator. T.V & telephone points. Door to

**En Suite**

Window to rear with far reaching views. Fully tiled. W.C with concealed cistern and wash hand basin built into vanity unit with storage and shaver point over. Enclosed P shaped panelled bath with mixer tap and shower attachment over with curved glass screen. Ladder radiator. Vinyl floor.

**Bedroom Two 13'9 x 11'9 (4.19m x 3.58m)**

Window to front. Access to sub loft. Radiator. Telephone point.

**Bedroom Three 15'5 x 8'6 (4.70m x 2.59m)**

Window to front. Built in wardrobe. T.V point. Radiator.

**Bedroom Four 13'9 x 8'8 (4.19m x 2.64m)**

Window to rear with far reaching views. Radiator. Telephone point.

**Bedroom Five 12' x 7'3 (3.66m x 2.21m)**

Window to front. Radiator. T.V & telephone points.

**Family Bathroom**

Window to rear with far reaching views. Fully tiled. Five piece white suite comprising panelled jacuzzi bath with corner tap. Wash hand basin built into vanity unit with storage under and two shaver points over. W.C with concealed cistern and bidet built into further vanity unit. Corner shower cubicle with wall mounted controls and various multi jet functions. Radiator and ladder radiator.

**L Shaped Landing**

Loft access. Airing cupboard housing hot water cylinder. Radiator. Window to front. Staircase to ground floor

**GROUND FLOOR**

**L Shaped Entrance Hall**

Accessed via part glazed wooden front door. Radiator. Telephone point. Wall lights. Staircase to first floor.

**Utility/W.C 8'7 x 5'8 (2.62m x 1.73m)**

Window to rear. Fully tiled. Range of units to eye and base level. Full height store cupboard. Laminate rolled edge work surface with inset single bowl stainless steel drainer sink. Space and plumbing for washing machine. Wall mounted oil fired boiler. W.C with concealed cistern. Further full height unit. Ladder radiator. Vinyl floor.

**Bar Room 15'3 x 10'4 (4.65m x 3.15m)**

Bay window to front. Radiator. T.V & telephone points. Recessed area with sink (behind bar). Wall lights.

**Dining Room 13'9 x 10'8 (4.19m x 3.25m)**

Bay window to front. Radiator. Wall lights.

**Lounge 24'7 x 11'9 (7.49m x 3.58m)**

Double French doors to rear garden and bay window to rear. T.V & telephone points. Radiators.

**Kitchen Breakfast Room 21'7 x 9'9 (6.58m x 2.97m)**

Triple aspect windows to side and rear and doors to rear patio. Range of shaker style units to eye and base level with concealed lighting to eye level units. Extractor fan with tiled splash back under and throughout kitchen. Laminate rolled edge work surface with inset one and a half bowl acrylic drainer sink and five ring gas burner (calor gas). Eye level double electric ovens. Integrated fridge freezer and dishwasher. various store cupboards. radiators. Wood effect flooring.

**EXTERIOR**

**Double Garage 18'9 x 15'8 (5.72m x 4.78m)**

Twin up and over doors. Power and light connected. Workshop to rear 9'6 x 9'1 door to rear garden. Various store cupboards. Power and light connected.

**Southerly Aspect Rear Garden**

Large patio area with ornamental pond. Steps down to sun trap patio and heated swimming pool to opposite side. Large lawn areas with various flower, shrub and tree borders. Large vegetable patch with green house and raised flower beds. Timber sheds. Outside tap and power points. Side access to front from both sides.

**Front Garden**

Block paved drive with off road parking for 4/5 cars. Side access to rear garden via gates.

**Agents Notes**

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Total area: approx. 2214.8 sq. feet

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