



Gay Bowers Road, Danbury, CM3 4JQ
GUIDE PRICE £1,000,000 to £1,150,000 Freehold



Gay Bowers Road, Danbury

5 Bedrooms, 3 Bathrooms

Guide Price £1m to £1,15m

- SPACIOUS FIVE BEDROOM BUNGALOW
- OCCUPYING GENEROUS 0.5 ACRE PLOT
- WITHIN A CONSERVATION AREA
- EXPANSIVE DRIVEWAY TO FRONT
- DETACHED DOUBLE GARAGE
- ORANGERY OVERLOOKING GARDEN
- PLEASANT COUNTRY LANE
- VIEWS ACROSS THE CONSERVATION AREA

GENERAL DESCRIPTION

Set in a pleasant country lane on an expansive plot occupying around 0.5 acre, within a conservation area surrounded by conservation area and National Trust Woodland this spacious five bedroom bungalow offers generous and versatile living space around 2240 sqft. The property features a delightful unoverlooked large rear garden with uninterrupted views across the conservation area, while the front boasts a sizeable driveway providing parking for numerous vehicles with access to the detached double garage.

Step inside the welcoming long entrance hall extends to both sides of the property adorned with natural wood flooring, complementing the oak wood internal doors. There is a comfortable lounge with a charming feature fireplace with inset log burner for those cosy winter evenings. The lounge opens out via bi-fold doors to a wonderful bright orangery with uninterrupted views across the garden, providing an idyllic space for relaxing and perfect for dining.

Adjacent is the kitchen with delightful views across the rear



garden and beyond , equipped with ample fitted units complemented with granite worktops, inset gas hob with built in double oven and grill, undermount sink unit, integrated fridge and space and plumbing for dishwasher. There is ample space for a large freezer, as well as space for table and chairs. To the side is a useful laundry utility room, with additional sink unit and space and plumbing for washing machine and tumble drier, and sliding doors open to the side access. The property offers a large family bathroom equipped with a corner bath with hand held telephone style shower attachment, separate enclosed shower, wash hand basin, wc and useful tall ladder style towel radiator. The property offers up to five bedrooms with one suitable for use as an office if desired. There are two particularly spacious bedrooms, one to the front of the property offering an ensuite shower facility, and one to the rear which benefits from built in bedroom furniture, ensuite shower facility, and door leading out to the extensive Indian Sandstone terrace overlooking the wonderful rear garden.

Stepping outside to the rear the Indian Sandstone Terrace spans the entire width of the property with breathtaking views across the garden and the conservation area and National Trust Woodland beyond. The conservation area is a sanctuary for wildlife with deer, pheasants, squirrels, rabbits, to name but a few, and a variety of birdlife, which visit the garden from time to time. A most peaceful and tranquil setting. The garden is a prominent feature of the property lovingly cared for adorned with an array of vibrant flower, shrub beds and trees, bringing interest and colour to the garden. There is a choice of seating areas to enjoy various aspects of the garden, large timber shed and green house. For convenience there is outside lighting and external water tap. There is access down both sides of the property, ideal for discreet storage solutions, leading to the expansive frontage. The property is set back off the road with large driveway, enjoying privacy from the screened hedging to the front, with a detached double garage with the benefit of power and light connected. There is

also to the front the LPG gas vessel. The property benefits from LPG gas fired central heating and hot water, as well as solar panels. The property is connected to mains sewerage. The Village of Danbury host many facilities including Co-op, Tesco express, medical centre, dentist, veterinary surgery, Sports Centre, Churches, and a choice of Public Houses, coffee shop and hairdressers, and nearby golf courses. There is also a choice of sought after schooling. Danbury is surrounded by National Trust Woodland providing opportunities for walking, biking, fishing (River Chelmer close by), and provides easy access (including a park and ride) to Chelmsford City with its major shopping and leisure facilities, as well as a mainline station to London Liverpool Street. As mentioned the property backs onto a conservation area, providing a peaceful and tranquil backdrop. EPC rating 55 (D)



HALLWAY 20' 1" x 5' 8" (6.12m x 1.73m) + 6' 2" x 8' 1" (1.88m x 2.46m) + 7' 6" x 3' 0" (2.29m x 0.91m)

LIVING ROOM 16' 10" x 12' (5.13m x 3.66m)

ORANGERY 18' 5" x 11' 5" (5.61m x 3.48m)

KITCHEN 16' 10" x 12' 3" (5.13m x 3.73m)

LAUNDRY ROOM 6' 2" x 10' 9" (1.88m x 3.28m)

BEDROOM ONE 16' 8" x 17' 1" (5.08m x 5.21m)

ENSUITE 8' 2" x 6' 8" (2.49m x 2.03m)

BEDROOM TWO 16' 9" x 16' 8" (5.11m x 5.08m)

ENSUITE 8' 2" x 6' 7" (2.49m x 2.01m)

BEDROOM THREE 16' 11" x 9' 11" (5.16m x 3.02m)

BEDROOM FOUR 11' 7" x 8' 10" (3.53m x 2.69m)

BEDROOM FIVE / STUDY 11' 4" x 7' 11" (3.45m x 2.41m)

BATHROOM 7' 11" x 7' 10" (2.41m x 2.39m)













MARTIN&CO



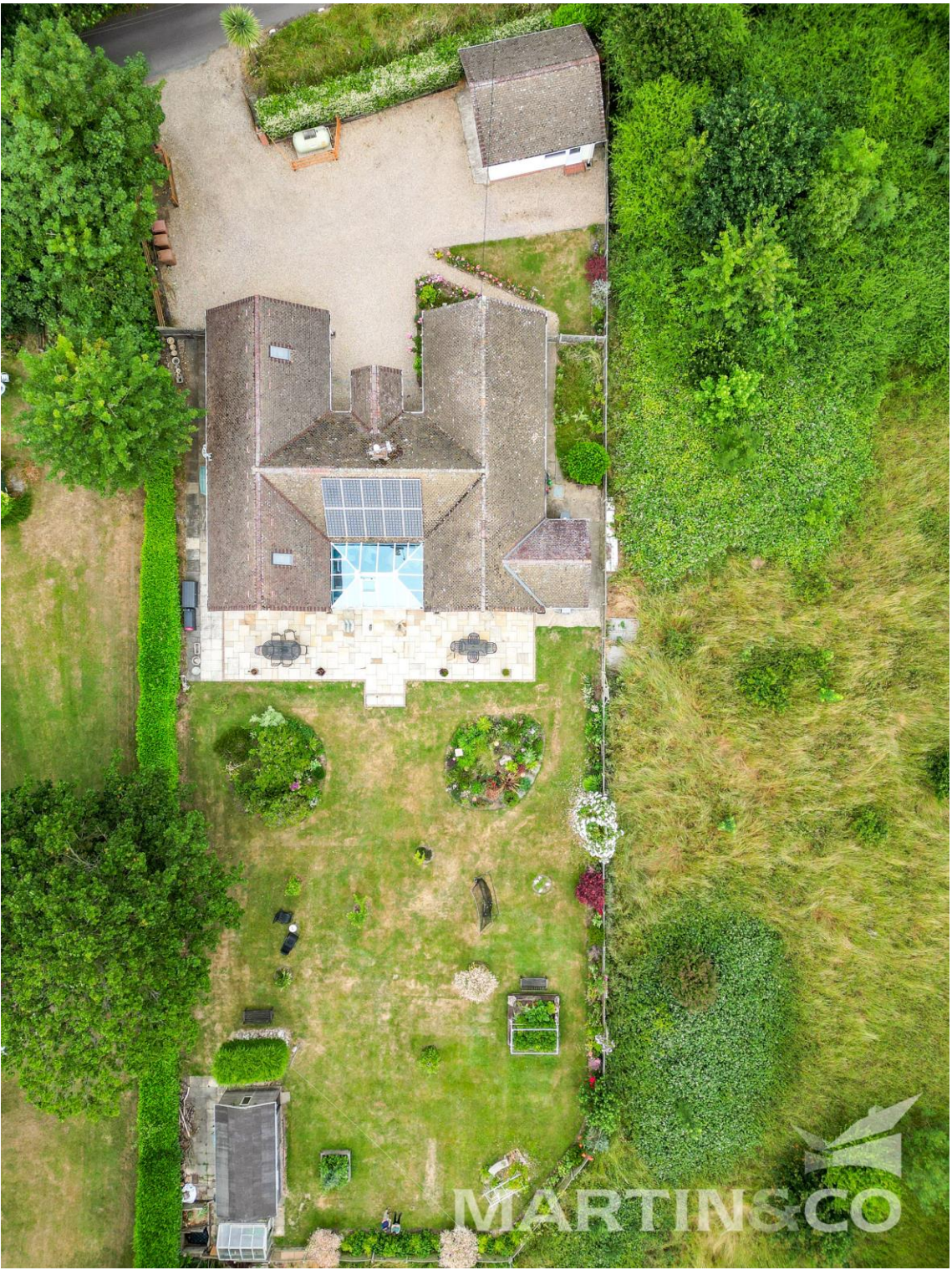
MARTIN&CO



MARTIN&CO



MARTIN&CO



MARTINS & CO



Homefield, Gay Bowers Road, Danbury

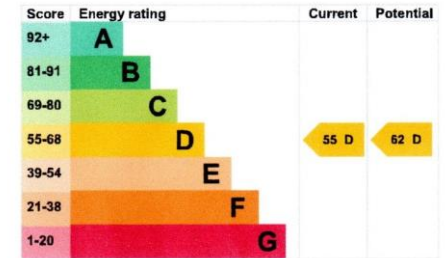


Approximate total area⁽¹⁾
2239.27 ft²
208.04 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



Martin & Co Danbury

Unit 3 The Spinney • 121 Main Road • Danbury • CM3 4DL
T: 01245 225525 • E: danbury@martinco.com

01245 225525
<http://www.martinco.com>

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.