



Maldon Road, Runsell Green
Danbury Essex CM3 4QZ
Guide Price £545,000

Maldon Road, Runsell Green, Danbury, Essex CM3 4QZ

A remarkable opportunity to purchase this detached home with adjacent former church hall on a plot of 0.25 acres siding on to open farmland, offering potential to remodel or replace the existing buildings for one larger dwelling, or possibly two separate dwellings, subject to the necessary planning consents.

Constructed in the 1960's and occupied by the previous owner since 1976, the property is requiring modernisation, with superb scope for prospective owners to create a home to their own style in this desirable location with excellent countryside views.

A carriage driveway provides ample parking to the front, with a garage between the house and church hall. The hall provides approximately 450 sq ft of floor area, comprising one large meeting room and a rear lobby. The house provides three bedroom accommodation over two floors, with a large open plan living space, separate kitchen, utility room and cloakroom/wc.

The rear garden is of a wonderful size, with excellent farmland views and a great degree of privacy. The property boasts an impressive road frontage of over 90ft.

A pre-application process has been undertaken with Chelmsford City Council for a sizeable, detached, single replacement dwelling, the sketch for which is shown. The outcome was positive, with support likely to be given to a large replacement or remodeled house. Two replacement dwellings is a little less certain, with potential Highways concerns over access arrangements, but we would encourage further investigation. Buyers are encouraged to make their own Planning enquiries and we confirm that no formal consents have been obtained. The pre-application letter is available upon request.

Viewings are to be held via a selection of block viewing sessions to manage demand. Please contact us on 01277 355005 to reserve your slot.

NO ONWARD CHAIN









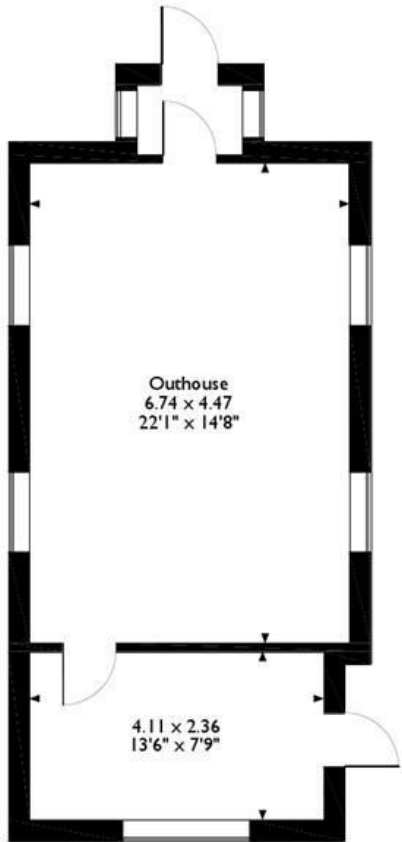
Homeleigh, Runsell Green Danbury, Chelmsford, Essex

Approximate Gross Internal Area

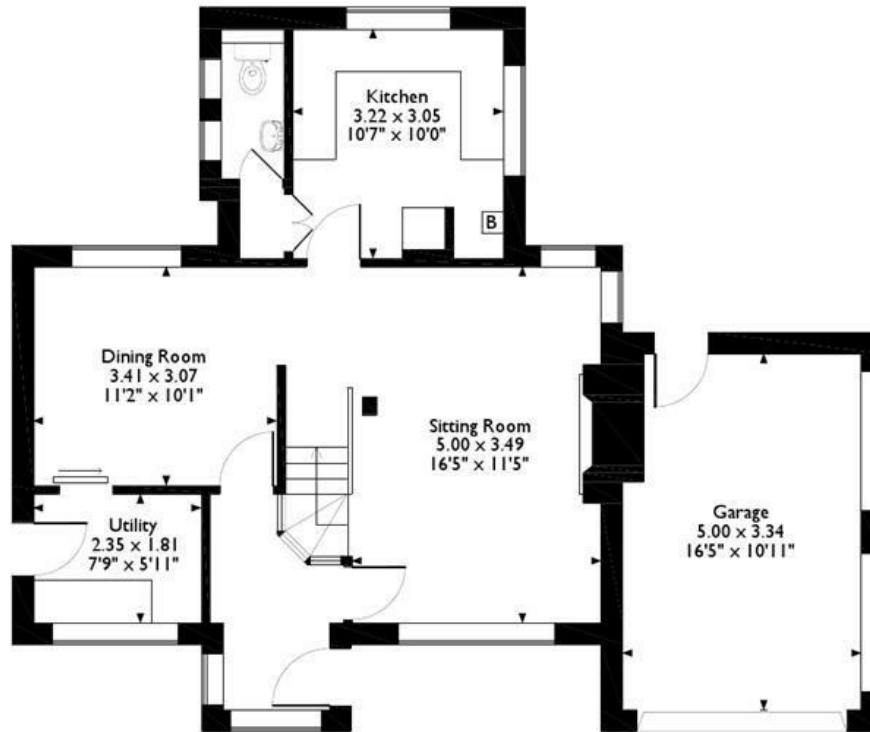
Main House = 94 Sq M/1017 Sq Ft

Garage = 17 Sq M/180 Sq Ft

Outbuilding = 42 Sq M/451 Sq Ft



Outbuilding

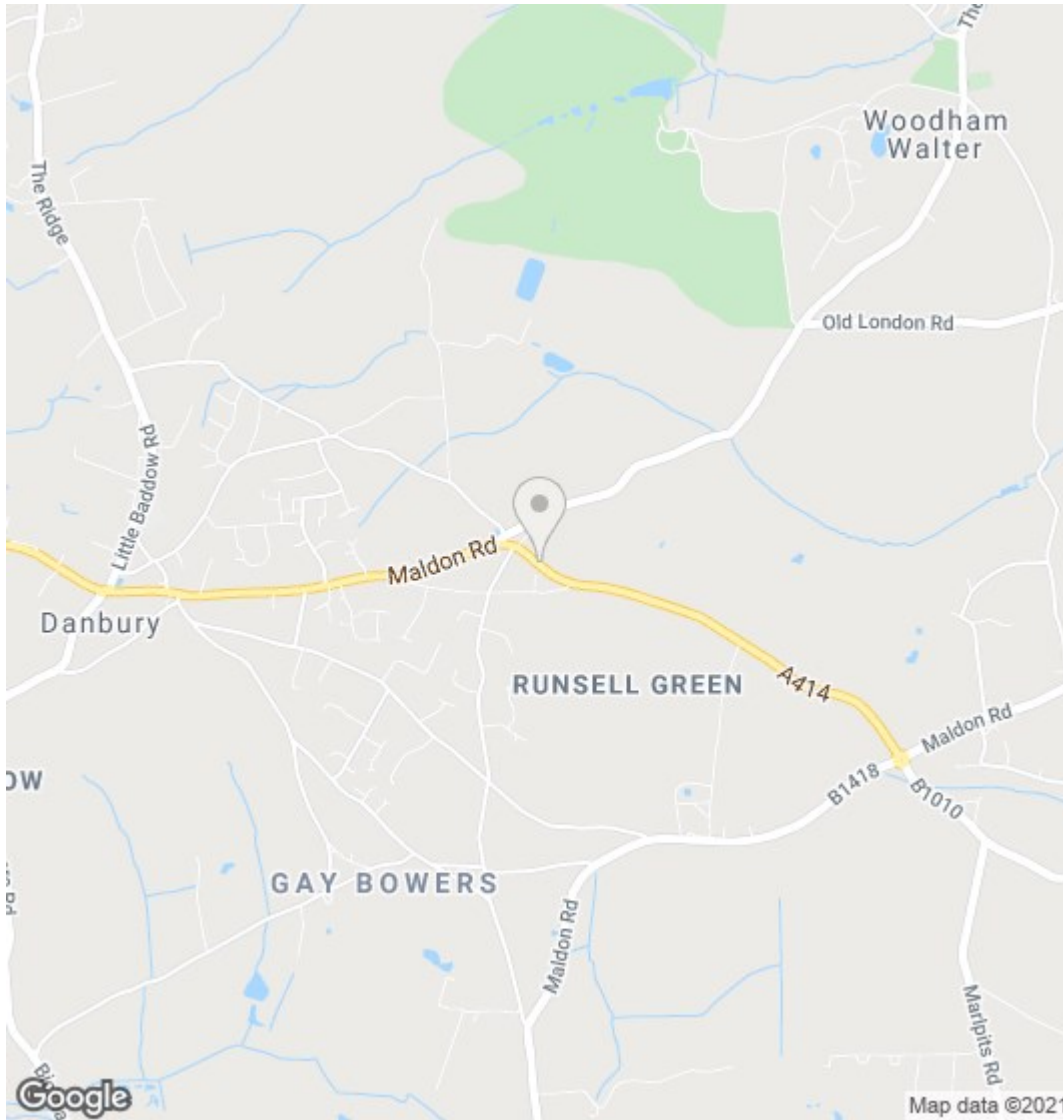


Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

PLEASE CALL 01277 355005 TO ARRANGE A VIEWING

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