



In the former walled garden of a country estate

30 Danbury Palace Drive, Danbury, Chelmsford, Essex

Freehold



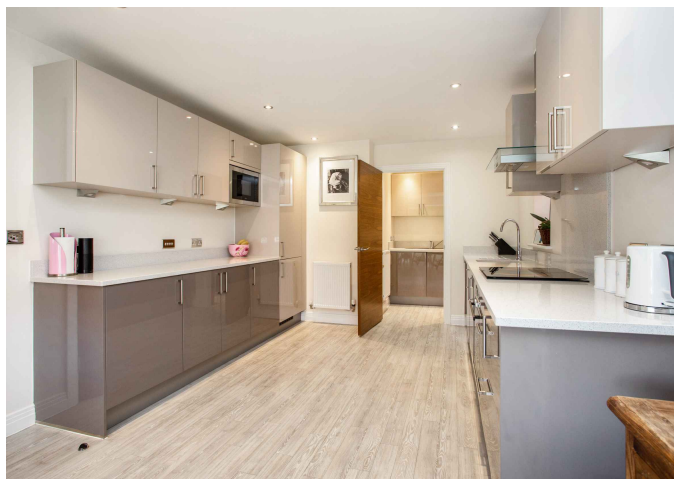
•Set amidst about 8.5 acres of historic gardens •High specification •Premier guarantee build warranty •Part-walled southwest facing garden •3 bedrooms •2 bathrooms (one en suite) •Parking for two cars •Concierge/Caretaker •Use of the communal tennis court

Danbury Palace Drive forms part of the historic Danbury Palace Estate, which lies within Danbury Country Park and is surrounded by a wealth of National Trust wood and heathland. Danbury village has a range of amenities including shops, country pubs, a sports and fitness centre along with two preparatory schools (Heathcote and Elm Green). The city of Chelmsford just four miles to the west with its mainline station and frequent trains to Liverpool Street, offers a very wide range of facilities including a bustling shopping centre, including John Lewis, two outstanding grammar schools (KEGS and Chelmsford County High School for Girls) and well known independent schools (including New Hall).

Access to the property is via the estate's private, gated drive that winds its way through the beautifully landscaped grounds, past the Grade II listed 16th century palace and on towards the house, which is one of 16 new properties built in the historic walled garden in 2016. The development has been designed to complement the Palace architecture and the house is constructed of red brick under a slate tiled roof.

The interior is decorated in soft neutral shades and has a light and airy feel and the high specification includes provision for a future wireless alarm system, double glazed windows with chrome fittings, low energy lighting and walnut finish internal doors, with Amtico flooring in the hallway, kitchen, utility room and bathrooms and deep pile carpets in the reception and bedrooms.

The hall provides access to all of the ground floor accommodation, which includes a sitting room/dining room, a kitchen/breakfast room, a cloakroom and under-stair cupboard. The sitting room/dining room is a versatile space, with bi-fold doors giving a superb view of the pretty, part-walled garden, while the 17' deep kitchen has a large bay window to the front. The kitchen is fitted with units finished in two complementing tones of grey high-gloss, white quartz worksurfaces, LED shadow lighting and a range of integrated appliances that include a NEFF dishwasher, microwave, fridge, freezer, combination oven and induction hob. A utility room to the rear includes an integral washer/dryer, sink





and work surface, matching kitchen units, gas central heating boiler, a water softener and an external door providing access to the side of the house.

The three bedrooms on the first floor include the master bedroom with fitted wardrobes and an en suite including a shower with rain shower head, a WC and heated towel rail, while the other two bedrooms have the use of a family bathroom with separate shower and bath.

The garden has a large patio leading on to a lawn with herbaceous beds, one or two specimen trees and a small summer house with power and lighting to the rear. The front of the house has driveway parking for two cars and a gate on the right hand side gives pedestrian access to the back of the house. There is also provision for some additional visitor parking. Both the front and rear of the property is provided with external taps and weatherproof power sockets.

Grounds and Gardens

The c. 8.5 acres of lawns and beautiful maintained gardens enjoyed by residents is an outstanding feature of this property. A series of pathways lead around the palace and gardens affording access to the 'rose garden', 'lawns' and 'secluded areas' as well as the tennis court. A Concierge/

Caretaker offers another additional benefit, assisting residents with tasks such as taking in parcels, enabling access for tradesmen etc., when you are out.

Services

Mains gas, electricity, water and drainage. The development also benefits from a dedicated high-speed broadband service, which residents can contract for.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.

Directions

Take the A414 towards Danbury and proceed over the A12, Danbury Palace Estate is the third turning on your right about 1 mile from the A12 junction. Go through the gated entrance and follow the drive past the palace on your left, where the walled garden mews is straight ahead and the house is the penultimate house on your right.

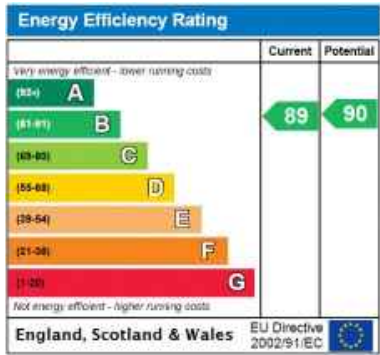
Mileages

A12 (junction 18): 1.3 miles (Park and Ride); Chelmsford station: 4.3 miles (London Liverpool St from 34 minutes); Hatfield Peverel: 7.3 miles (London Liverpool St from 43 minutes); M25 (Junction 28): 16.7 miles.

Approximate Area = 125.9 sq m / 1355 sq ft
Including Limited Use Area (1 sq m / 11 sq ft)
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Ground Floor First Floor
Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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