



3 bedroom house in the former walled gardens of a private country estate

42, Danbury Palace Drive, Danbury, Chelmsford

Guide £585,000 Freehold

savills



Video tour available • Set amidst about 8.5 acres of historic gardens • High specification • Premier guarantee build warranty • Three bedrooms (two en suites) • Parking for two cars • Concierge/caretaker • Use of the communal tennis court

Local Information

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. All distances approximate.

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).

About this property

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 property is discreetly positioned at the end of a select terrace and extends to around 1,700 sq ft (158 sq m). The property provides modern interiors, decorated in neutral tones and has been thoughtfully designed for modern living with a ground floor bedroom and a stunning reception space, open plan to the kitchen. 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 Smeg dishwasher and washing machine, Siemens combination oven and induction hob, a microwave and fridge and freezer. This very sociable room leads to the reception area and garden. The ground floor bedroom is located off the hall along with a cloakroom. The entrance door is inconspicuously positioned to the front of the building opening to an inviting and spacious entrance hall with stairs leading to the first floor accommodation. The two



remaining double bedrooms both offer luxury en suite facilities.

Outside

The garden extends from the house and commences a paved terrace and an area of artificial lawn with raised borders and gated access to two allocated parking spaces.

The c. 8.5 acres of lawns and beautiful maintained gardens enjoyed by residents are 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.

Tenure

Freehold

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

EPC Rating = B

Directions

Take the A414 towards Danbury and proceed over the A12. Danbury Palace Estate is the third turning on your right about a 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 will be found on the right-hand side.

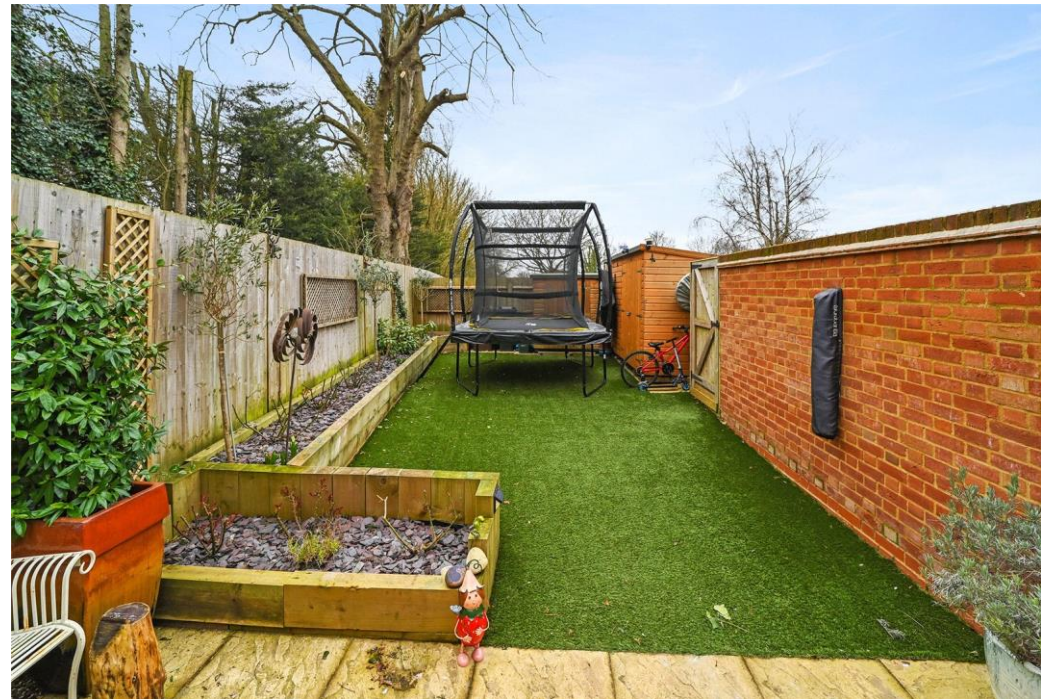
Viewing

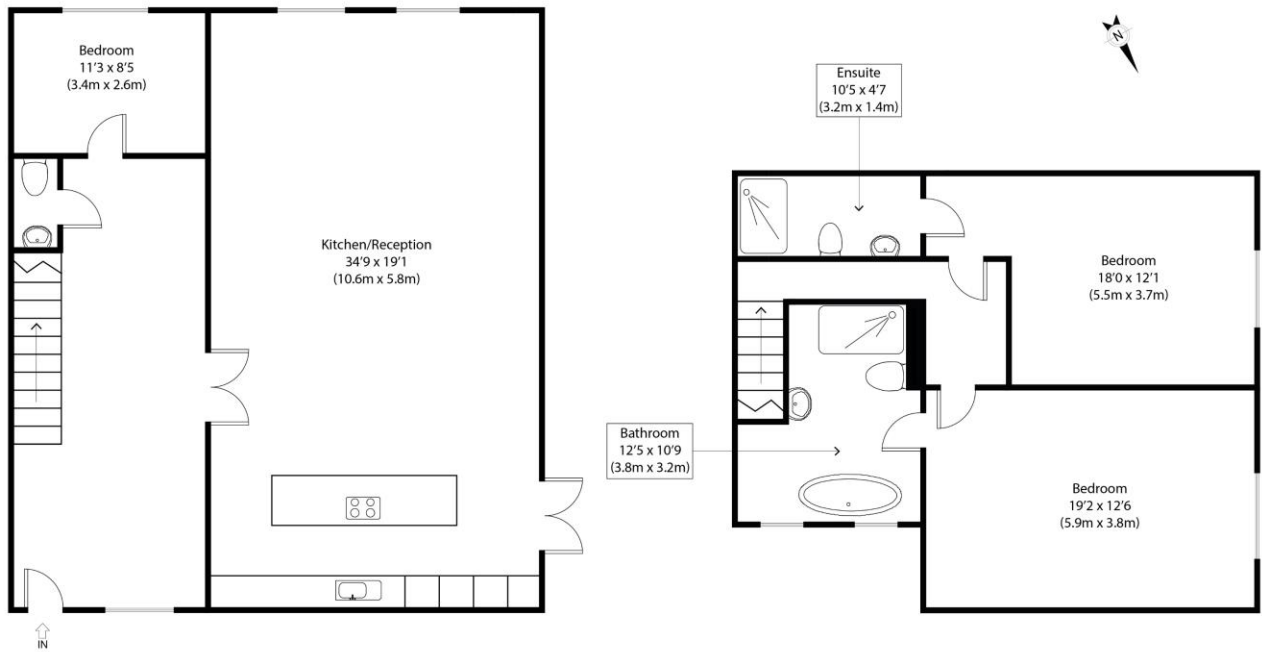
All viewings will be accompanied and are strictly by prior arrangement through Savills Chelmsford Office.

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Ground Floor

Approximate Gross Internal Area
1700 sq ft (158 sq m)

First Floor

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not dispute the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.djphoto.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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, Scotland & Wales	EU Directive 2002/91/EC	

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