



South Ridings, Tyndales Lane, Danbury, Essex

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South Ridings Tyndales Lane, Danbury, Essex, CM3 4NA

A modern 6 bedroom family home with planning approval for a self-contained annexe adjoining the existing double garage.

A12 (Jct 18) 3.5 miles, Chelmsford city centre 6.3 miles, Chelmsford mainline station 7.0 miles (35 minutes to London Liverpool Street), M25 (Jct 28) 19.0 miles, Stansted Airport 25 miles

Reception hall | Drawing area | Dining area
Library | Kitchen | Larder | Cloakroom | Principal bedroom with dressing area & en suite shower
5 Further bedrooms, 3 en suite | Dressing room
Family bathroom | Garage | Store | Outdoor kitchen | Pizza oven | Gardens | EPC Rating C

The property

South Ridings is an impressive and substantial detached home that offers more than 4,500 sq. ft of beautifully appointed accommodation with high-quality, modern fittings and a light, airy open-plan layout. Set within a plot exceeding 1 acre.

The heart of the home is the 66ft open-plan drawing area with a large open fire, dining area and kitchen, which extends across the rear of the house. The entire ground floor features oak parquet flooring. The kitchen itself has sleek, modern units and Gaggenau appliances, adjacent to the kitchen is a snug area with an open fire. Also on the ground floor is a library or study for home working and two double guest bedrooms, which share a Jack and Jill shower room. The first floor has a spacious landing which leads to four well-presented double bedrooms, including the principal bedroom with its dressing area, en suite shower room and a stunning balcony. One further first-floor bedroom is also ensuite, while another benefits

from a dressing area. The first floor also has a separate dressing room and a large family bathroom with a freestanding bath and a walk-in shower.

Outside

At the front of the property, the carriage driveway provides plenty of parking space and access to the detached garage. Double side gates provide access to the rear garden. The extensive rear garden includes a large patio area, as well as a beautifully maintained, level lawn with border hedgerows and various mature trees. Access to Mill Lane is via a gate.

Log cabin

The garden also includes a unique log cabin with a wood burning stove, outdoor kitchen / dining area with worktops, barbeques and a log fired Pizza Oven.

Planning for annexe

Planning permission granted for an annexe attached to the existing double garage.
Planning Ref: 18/01131/NMAT/118/01131/FUL
Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

Location

Danbury offers several everyday amenities including local shops, pubs and cafés as well as an outstanding-rated primary school and the independent Heathcote School. Easy to reach Chelmsford has a vibrant and bustling centre with excellent shopping options, with plenty of historic architecture. The city is also home to a wealth of excellent restaurants, cafés and bars, and boasts superb leisure and recreational facilities. Outstanding-rated state schooling is available at King Edward VI Grammar School or Chelmsford County High School for Girls, along with several outstanding primary schools, and is also home to several reputable independent schools. The property's location is extremely convenient for transport connections, with the A12 less than a mile away, and easy access to Chelmsford city centre, with its mainline station.





Floorplans
 Main House internal area 4,612 sq ft (428 sq m)
 Garage internal area 903 sq ft (84 sq m)
 Outbuilding internal area 679 sq ft (63 sq m)
 Balcony external area = 385 sq ft (36 sq m)
 Total internal area 6,194 sq ft (575 sq m)
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Directions

From Chelmsford, take the A1114/Essex towards the A12 and exit onto Maldon Road. Continue straight ahead on Maldon Road and follow the road for a further 2.3 miles before taking the first exit, then the second exit at the two adjoining roundabouts in Danbury, onto Main Road. Turn right onto Gay Bowers Lane, then left onto Capons Lane. After 0.3 miles turn left, turn right onto Hyde Lane and immediately left onto Tyndales Lane. You will find the property on the left, at the junction with Southend Road.

General

Local Authority: Chelmsford City Council

Services: Mains electricity, gas and water.

Private drainage.

Council Tax: Band H

Tenure: Freehold

Guide Price: £2,400,000

Chelmsford

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