



Woodside, Little Baddow, CM3 4SR

Council Tax Band H (Chelmsford City Council)

 4  5  4

Guide Price £1,750,000 Freehold

A substantial detached family home conveniently located in this highly sought after and desirable location backing onto Woodland managed by The Woodland Trust.

ACCOMMODATION

With its origins dating back to the 1930's the property has been much improved and extended by the present owners to provide in excess of 3,000 square feet of accommodation.

Entering the spacious reception hall there is a cloakroom, the ground floor accommodation comprises five flexible reception rooms which include a study, an impressive family room which opens onto the gardens and features a vaulted ceiling and panoramic windows. The main sitting room provides a dual aspect and connects to a formal bay fronted dining room and also enjoys views across the main garden. The large kitchen/breakfast room is comprehensively fitted with shaker-style units and quartz worktops, appliances include a range cooker, integrated fridge/freezer and dishwasher. There is ample space for a breakfast table and double doors provide access into the conservatory which opens onto a large south facing patio and the garden beyond. The ground floor space is concluded with a large utility room which offers further space for appliances and storage and leads into a very convenient and useful boot room with direct access to outside providing an ideal space to enter the house through after walking the dogs.

On the first floor there is a spacious landing and five comfortable double bedrooms all offering different views of the surrounding gardens. The principal bedroom is generously proportioned and has its own dressing area with his and her fitted wardrobes which then leads into a spacious en suite shower room. The second bedroom also features an en-suite shower, bedrooms three and four were created from an over garage extension and feature built in storage and share a spacious shower room. The fifth bedroom features fitted wardrobes and is connected to an adjoining room via double doors which is currently used as a dressing room. A family bathroom completes the internal accommodation.

OUTSIDE

The property is set back considerably from the road which provides a highly private and secluded position. Access is granted by a private block-paved driveway which provides considerable parking space as well as access to the integrated oversized garage. The established lawned grounds wrap around the property and enjoy a mainly south-east facing aspect. There is paved terracing which provides a wonderful area and space for al fresco dining and outside entertaining. The rolling lawns are bordered by established flowers and shrubs. To the north eastern side of the plot there is a hard tennis court which is fully enclosed by chain link fencing. The garden backs onto woodland and gated access allows the owners to enjoy the various walks offered within this vast area.

PRIVATE ESTATE

The property is located on a private estate and residents currently pay £180pa into a Residents fund which helps manage the condition of the roads and every 2-3 years includes the pruning of the chestnut trees in the area.

LOCATION

This particular area of Little Baddow is famous for the National Trust and Essex Wildlife Trust Protected woodlands which are a haven for ramblers, dog walkers, runners and cyclists with many areas of outstanding beauty. It is a highly desirable area which is within easy reach of Danbury village centre. Schooling in the area includes the renowned Elm Green Preparatory and Heathcote Schools in Little Baddow and Danbury respectively. State schools include Danbury Park Community School and St Johns C of E primary school. The village of Danbury offers a range of local facilities which include a local co-op supermarket, public houses and a parish church. For the commuter, the city of Chelmsford and village of Hatfield Peverel both offer mainline rail stations with links to London and lie approximately 6 miles to the west and north of Little Baddow. Chelmsford city centre offer a vibrant shopping centre as well as an extensive range of recreational and leisure facilities with additional state and private schooling available.

SERVICES

All mains services are available

- Established detached family home of over 3000 sq ft
- Four reception rooms and conservatory
- Garage and extensive parking facilities
- Water Softener
- Fully enclosed tennis court
- Five bedrooms and four bathrooms
- Fitted kitchen/breakfast room with utility and separate boot room
- Gas central heating and double glazing
- 0.8 acre secluded plot with southerly aspect and backing onto woodland
- Sought after private estate location









Approx. Gross Internal Area 3156 Sq Ft - 293.20 Sq M
 (Excluding Garage)
 Approx. Gross Internal Area Of Garage 302 Sq Ft - 28.02 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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