

## PROPERTY DESCRIPTION -

A Rare Opportunity to Own a Piece of Chelmsford's history tucked away on the peaceful and historic Bell Street in the heart of Great Baddow's Conservation Area, Duckingstool Cottage is a truly enchanting late 18th-century detached residence. Rich in character and thoughtfully preserved, this unique home offers a rare chance to embrace the elegance and charm of a bygone era, while enjoying the comforts of modern living.

The ground floor welcomes you with a spacious living room featuring a traditional fireplace and twin front-facing windows, a separate dining room ideal for hosting, a well-appointed kitchen, and a versatile study that could serve as a third bedroom. A cloakroom/utility area and a welcoming entrance hall complete the layout.

Upstairs, the cottage offers a generous principal bedroom with built-in wardrobe, a comfortable second bedroom, and a modern shower room, all set beneath the characterful roofline of this historic home.

Outside, the property is framed by a white picket fence, with a private front garden and mature hedging that enhance its storybook charm. Located on Pump Hill, the setting is tranquil yet conveniently close to local amenities, countryside walks, and highly regarded schools.

### Location:

Great Baddow is a highly desirable village with a strong sense of community and a wealth of amenities. It offers excellent educational options including Baddow Hall Infants and Sandon Secondary School, making it ideal for families. The area is well-served by local shops, regular bus services to Chelmsford city centre, and the nearby Chelmsford Park & Ride station.

The Vineyards Shopping Centre provides everyday convenience, while Chelmsford itself boasts some of the most highly regarded schools in the UK, alongside a vibrant city centre. Highlights include the Bond Street shopping precinct, a wide selection of independent and chain restaurants, lively bars, and leisure facilities such as Riverside Ice Rink. For commuters, Chelmsford railway station offers fast and frequent services to London Liverpool Street, with journey times of around 35 minutes.

Duckingstool Cottage is a rare and beautiful home, ideal for those seeking a characterful retreat steeped in history. Offered with no onward chain—early viewing is highly recommended.

Photos

These are the images which we have chosen to be used for all online marketing. If there are any which you feel you would prefer not be used then please let us know the number of the photo.



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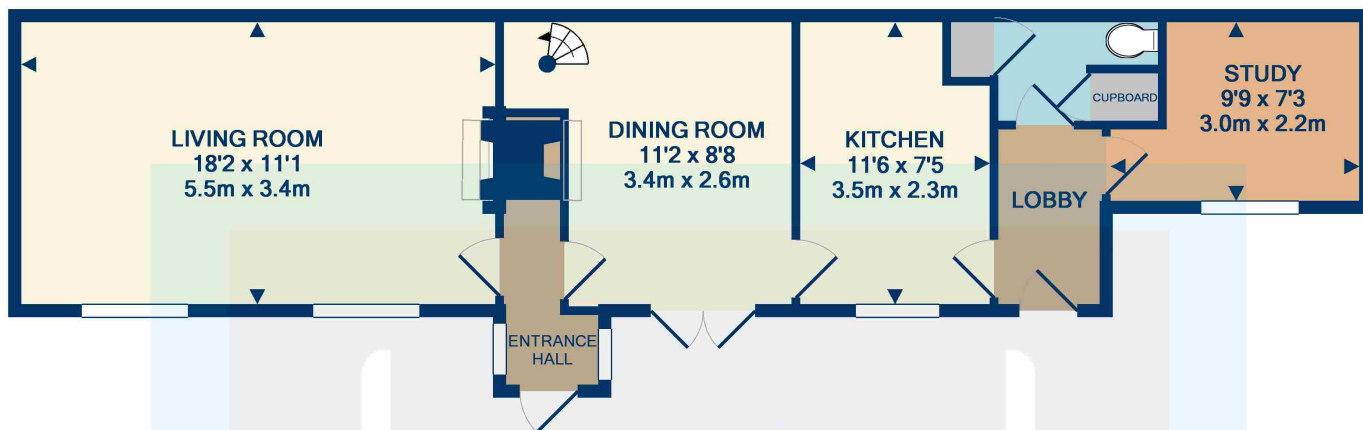


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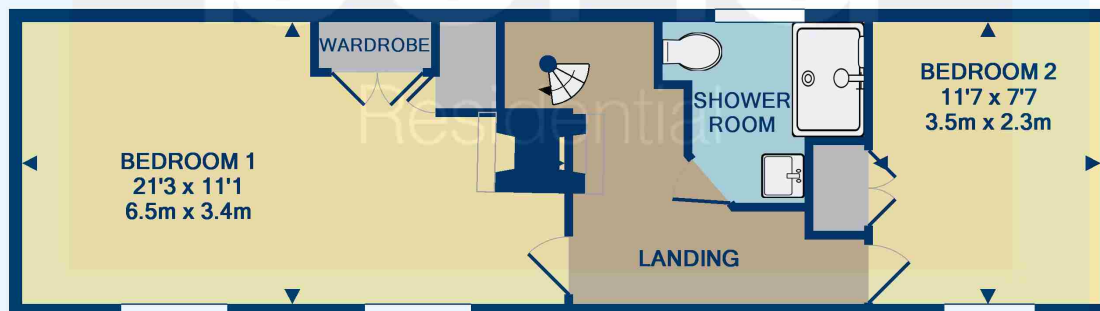


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GROUND FLOOR  
APPROX. FLOOR  
AREA 532 SQ.FT.  
(49.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 452 SQ.FT.  
(42.0 SQ.M.)  
TOTAL APPROX. FLOOR AREA 984 SQ.FT. (91.4 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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