



# North Hill, Little Baddow, CM3 4TA

Council Tax Band G (Chelmsford City Council)

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£1,300,000 Freehold

The origins of this stunning family home date back to the 18th century but it is not a listed building. The present owners have sympathetically renovated, extended and remodelled the internal space to provide bedrooms on both floors and a total of 2850 sq ft of contemporary space perfect for modern living whilst retaining charm and character with many features such as exposed timbers and open studwork.

## ACCOMMODATION

The ground floor accommodation features a spacious reception hall, 400 sq ft living room with feature fireplace with bressumer beam and inset woodburner. This room enjoys a triple aspect with views of the main garden and leads through to a delightful snug and onto a large sitting room with feature open fire and double doors opening onto the main patio.

An open studwork divide separates the spacious kitchen which is comprehensively fitted with oak units and granite worktops and island unit, in addition there is a gas fired AGA and spacious walk in shelved pantry. The kitchen extends seamlessly into a generous dining area off of which is a useful lobby with direct access to the front of the property. Located to the rear of the property is a 2nd hallway which provides access to a utility room, guest bedroom, bathroom and separate cloakroom. The principal bedroom is located to the left of the main reception hall and features fitted wardrobes and an en-suite shower and enjoys an outlook over the rear garden area.

On the first floor the landing area features bench seating with useful storage below, the two double bedrooms feature fitted wardrobes and a separate shower room completes the living accommodation.

## OUTSIDE

The property enjoys a corner plot position with the overall plot extending to approximately one third of an acre. To the front of the property there is shingle driveway providing off road parking for several vehicles with access to a single cart lodge with adjacent garage with double doors suitable for a small car. A side access gate leads to an enclosed lawned garden at the rear with storage shed. A paved path leads around the rear of the property and into the main garden area which is located on the southern side of the property and features several seating areas and an extensive lawn with flower and shrub borders with ornamental trees and hedging providing a high degree of privacy. There is additional vehicular access to this property from Spring Elms Lane.

## LOCATION

The property is located in the centre of Little Baddow village within walking distance of Olio On The Ridge restaurant and pub, Elm Green preparatory school and the village hall. This highly desirable village is situated between Danbury to the south and the Chelmer & Blackwater Navigation Canal to the north and is an area of outstanding beauty which is known for its National Trust and Essex Wildlife Trust Protected woodlands and is very popular with ramblers, dog walkers, runners and cyclists with many areas of outstanding beauty. The neighbouring 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.

- Extended , remodelled and renovated by current owners
- Spacious open plan family room / fitted kitchen / dining space with walk in pantry
- En-suite shower to bedroom 1
- Gas central heating & double glazing
- Extensive driveway parking with cart lodge and adjacent workshop/store
- Stunning & spacious living room with feature fireplace and inset woodburner
- Four / Five Bedrooms (Two / Three located on ground floor)
- Family bathroom, separate first floor shower and ground floor cloakroom
- Exposed feature timbers and studwork
- Overall plot extending to 0.33 acre





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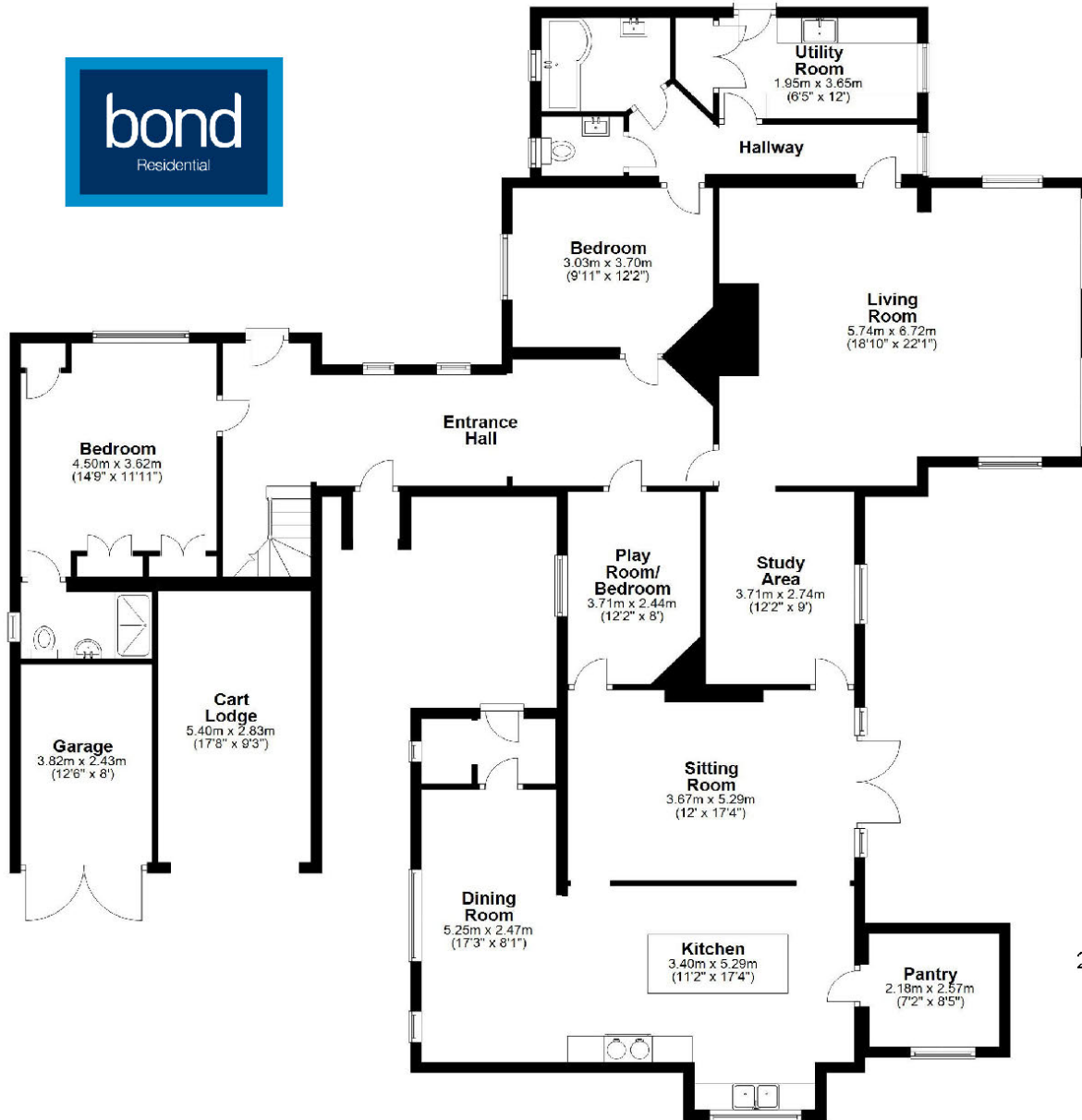




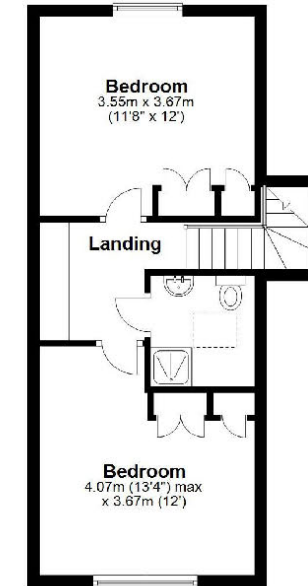




Ground Floor



First Floor



**APPROX INTERNAL FLOOR AREA**  
 268 SQ M (2850 SQ FT) **(Includes Garages)**  
 This floorplan is for illustrative purposes only and is **NOT TO SCALE**  
 all measurements are approximate  
**NOT** to be used for valuation purposes.  
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