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## The Ridge, Little Baddow, CM3 4RU

Council Tax Band H (Chelmsford City Council)

 3  5  2

Offers in region of £1,300,000 Freehold



Located on a near-acre plot bordered to the south and west boundaries by woodland and enjoying a private road location off the prestigious "The Ridge" area of Little Baddow. The existing property currently provides around 2,610 sq ft of internal space excluding the existing double garage.

## RE-DEVELOPMENT

Planning permission granted in November 2025 (Ref: 25/01174/FUL) offers purchasers a fantastic opportunity to extend and remodel the property and create a stunning contemporary family home of circa 4,000 sq ft.

The ground floor design ensures the principal rooms take full advantage of the views of the gardens and woodland beyond and provides future owners with a clear direction to create a stunning well proportioned contemporary home. Accommodation includes a stunning entrance hall with vaulted ceiling, shower room, study, dual aspect living room, snug, and a spacious kitchen/dining and family space which enjoys a southerly aspect and views of the gardens. A spacious separate utility room and home gym complete the ground floor accommodation.

The proposed first floor accommodation features well proportioned rooms with principal and guest bedroom suites enjoying garden and woodland views with dressing room and en-suite facilities. Two further bedrooms are served by a large family bathroom suite.

## EXISTING PROPERTY

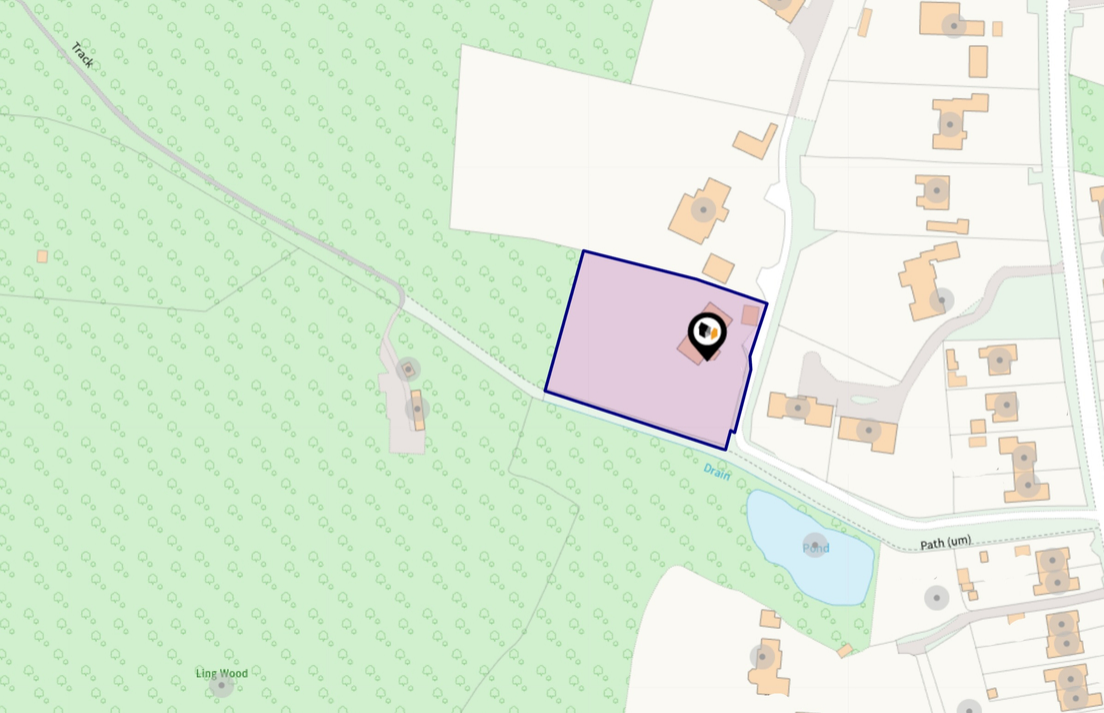
For those not looking to redevelop, the existing accommodation offers versatile living space with entrance hall, three reception rooms, kitchen and breakfast area with cloakroom. In addition the ground floor annexe wing provides two double bedrooms, shower room and separate wc, utility room and a study with further reception room. This wing easily lends itself to create an adjoining annexe for a dependent relative or young adult/s.

## LOCATION

Little Baddow is a highly desirable elevated village situated between Danbury to the south and the Chelmer & Blackwater Navigation Canal to the north. Little Baddow & Danbury are famous for their natural beauty, National Trust woodlands and conservation areas. There is a wide range of schools in the district, both in the public and private sector. Nearby preparatory schools are Heathcote School of Danbury and Elm Green School, Little Baddow. State schools include Danbury Park Community School (Outstanding by Ofsted) and St Johns C of E primary school. Danbury village provides a good range of village stores as well as local amenities. A wider collection of shopping facilities can be found in the city of Chelmsford just 6 miles to the west.

- Detached home offering circa 2610 sq ft with annexe potential
- Planning granted in November 2025 (Ref: 25/01174/FUL)
- Overall plot approaching one acre
- Detached double garage and extensive parking
- Early viewing advised
- Planning Granted to extend and re-develop to circa 4,000 sq ft
- Private road off sought after 'The Ridge' location
- Backing onto woodland
- No onward chain

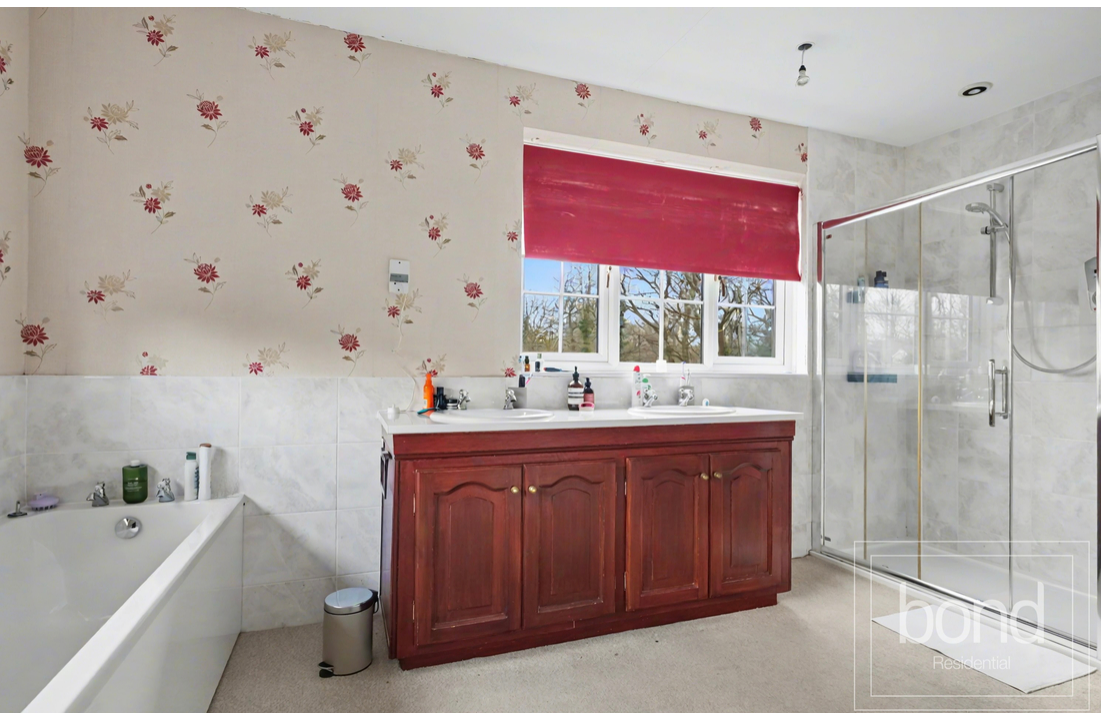












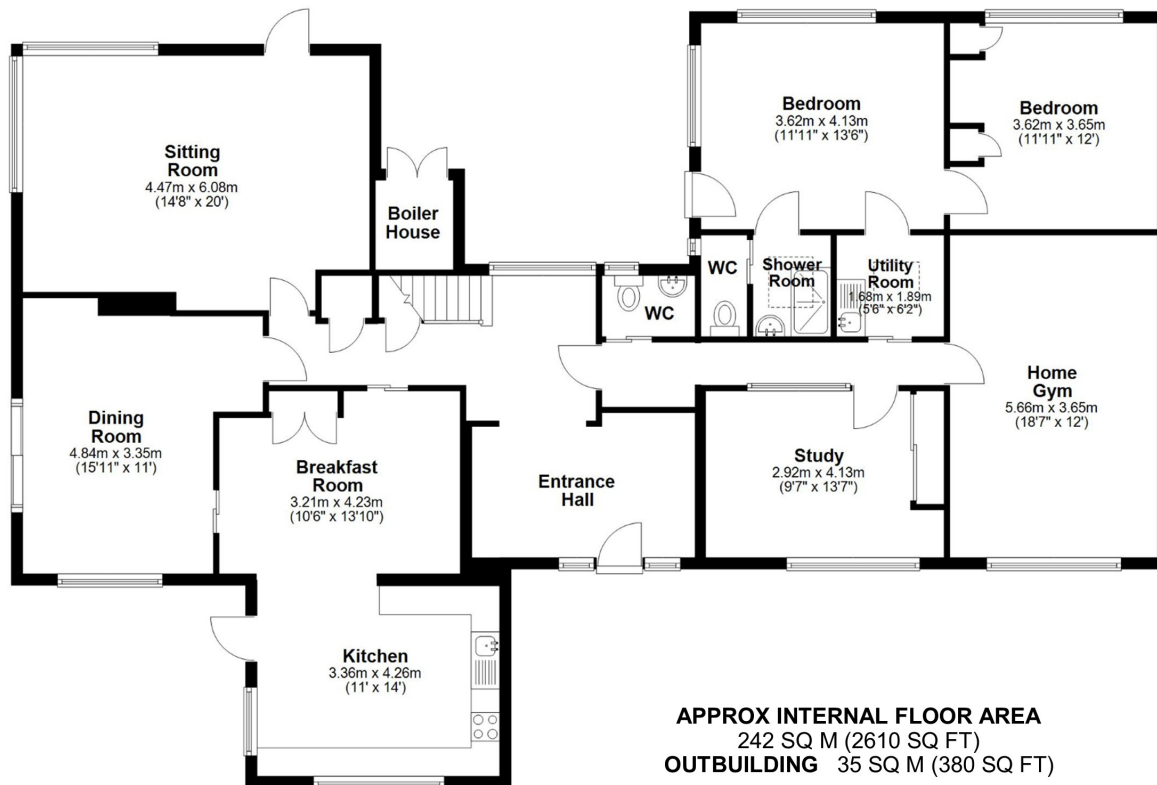








## Ground Floor

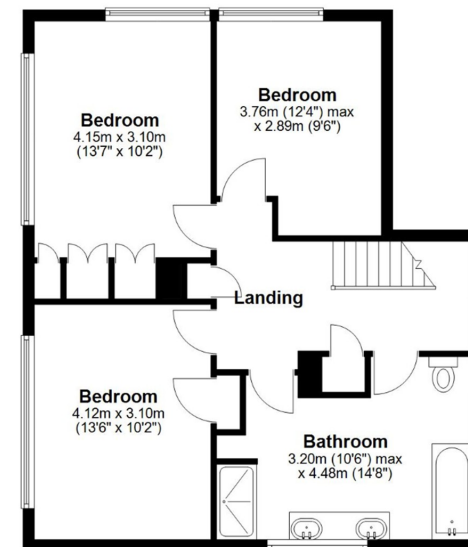


**APPROX INTERNAL FLOOR AREA**  
242 SQ M (2610 SQ FT)  
**OUTBUILDING** 35 SQ M (380 SQ FT)

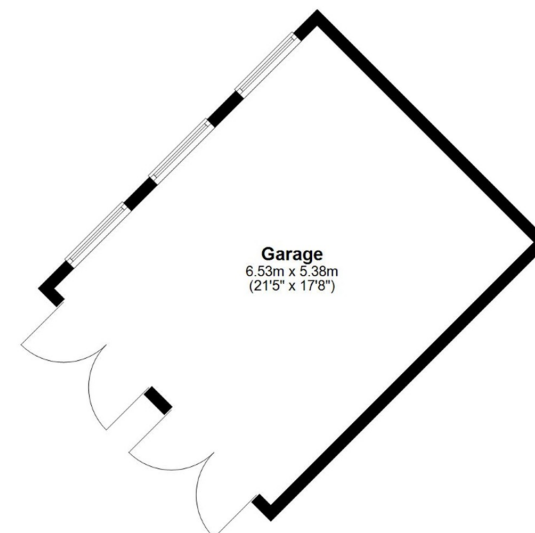
This floorplan is for illustrative purposes only and is **NOT TO SCALE** all measurements are approximate **NOT** to be used for valuation purposes.

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## First Floor



## Outbuilding



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