



High Pastures, Little Baddow, CM3 4TS

Council Tax Band G (Chelmsford City Council)



Guide Price £1,200,000 Freehold

A detached family home being sold for the first time in nearly 40 years which enjoys a very private setting in a small close on a mature third of an acre plot.

ACCOMMODATION

The property offers over 2000 sq ft of living accommodation which comprises entrance hall, cloakroom, the 22ft living room overlooks the rear garden with double doors opening into a separate dining room, there is also a generous sized study. The kitchen/breakfast room features oak units with granite worktops and a rangemaster oven, integrated fridge freezer and microwave. This room provides access into a separate utility room which in turn has access to the side of the property and the double garage.

The first floor features a galleried landing with four generous double bedrooms, three of which feature built in storage, the principal bedroom features a large en-suite bathroom in addition to the main family bathroom. Outside the overall plot is triangular in shape and extends to over one third of an acre.

To the front of the property there is driveway parking for several cars and a double garage with twin electric roller doors. The established rear garden is predominantly lawned with patio areas at the immediate rear of the property, there are various outbuildings within the garden which include a summer house, gazebo, greenhouse and timber shed.

LOCATION

The property is located in a highly sought after close just off of The Ridge in the desirable village of Little Baddow. Little Baddow has a thriving community and is situated between Danbury to the South and Hatfield Peverel to the North. The village is a haven for walkers being surrounded by open countryside and woodland which is protected by the Essex Wildlife Trust and the National Trust. Local schooling includes the popular schools of Elm Green and Heathcotes as well as St Johns C of E Primary and Danbury Park Primary Schools. Amenities within the village of Danbury include a local co-op supermarket, public houses and a parish church. For the commuter, Chelmsford's mainline station lies approximately 6 miles to the west of Little Baddow with Chelmsford city centre offering a more extensive range of shopping and leisure activities with both state and private schooling available.

AGENTS NOTE

We are informed by the sellers that a porch located on the left hand side of the property was not constructed with proper foundations and needs to be demolished.

- Spacious detached family home
- Four double bedrooms with en-suite bathroom to bedroom one
- Fitted kitchen/breakfast room with separate utility room
- Gas central heating & double glazing
- Private setting at end of a small close
- Over 2000 sq ft of living accommodation
- Three spacious reception rooms
- Four piece family bathroom and ground floor cloakroom
- Double garage and additional driveway parking
- Mature third of an acre plot



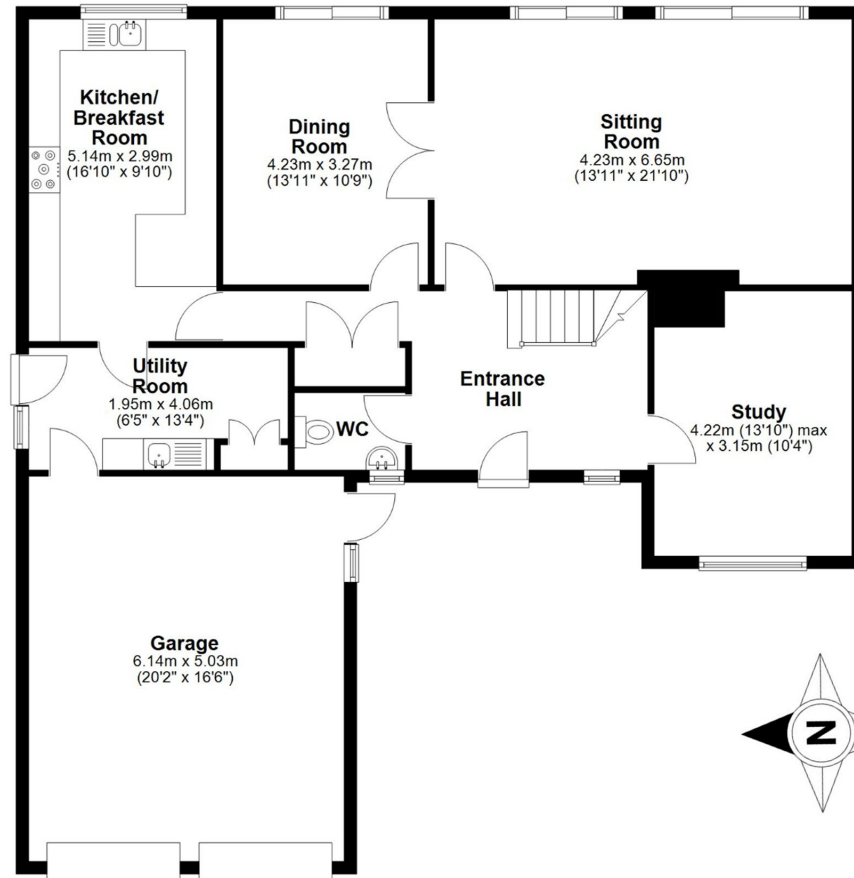




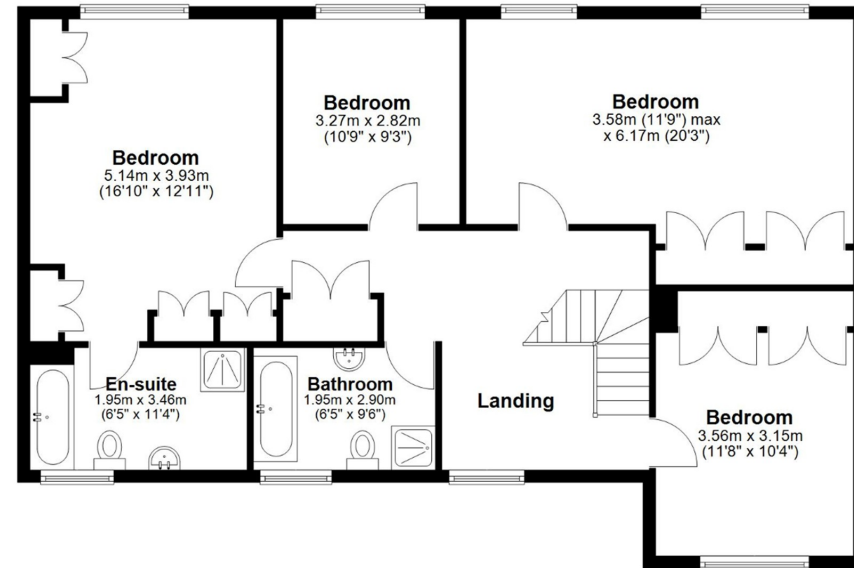




Ground Floor



First Floor



APPROX INTERNAL FLOOR AREA 228 SQ M (2460 SQ FT) (Includes Garage)

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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