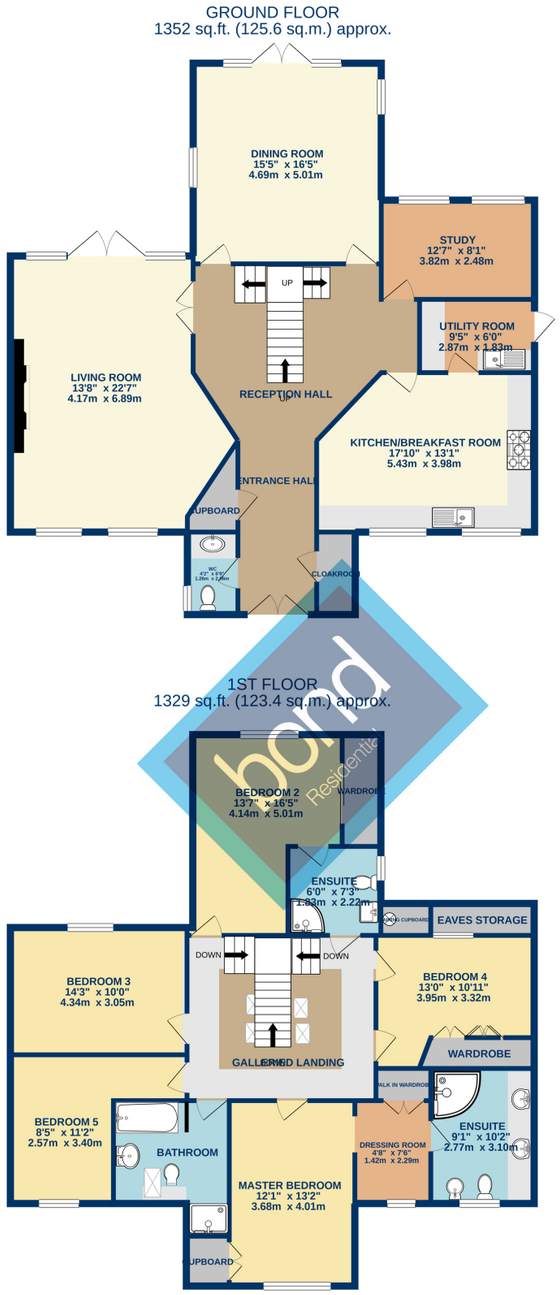
FLOOR PLAN



TOTAL FLOOR AREA : 2681 sq.ft. (249.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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bond Residential

High Pasture, Little Baddow, CM3 4TS

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The Property Ombudsman

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008.
Bond Residential have made every effort to ensure that consumers and/or businesses are treated fairly and provided with accurate material information as required by law. We have not tested any apparatus, equipment, fixture, fitting or any services and as such are unable to verify they are in working order, fit for their purpose, or within the ownership of the seller or landlord. Neither have we been able to check the legal documentation to verify the legal status of the property. We therefore advise potential buyers or tenants to verify these matters with their own solicitors or other advisers.

Energy Efficiency Rating D

3 5 3

£1,150,000

High Pasture, Little Baddow, CM3 4TS

£1,150,000

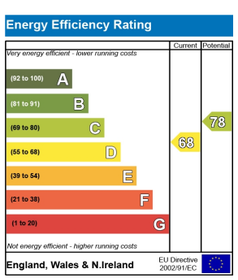
ACCOMMODATION

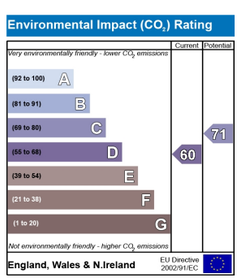
Built in 2000 to a high specification this spacious family home has been maintained to a high standard by the current owners and provides some stunning internal design features. These include the spacious reception hall with impressive split oak staircase and galleried landing with vaulted ceiling and six skylights, there are three spacious reception rooms to the rear and a fully fitted kitchen/breakfast room and utility room. In total there are five good sized bedrooms with the master suite featuring a dressing room and stunning en-suite, the guest bedroom also features a modern en-suite and there is a large family bathroom. There is gas central heating, double glazing, security alarm, full oak staircase and oak panelled internal doors. The overall plot extends to quarter of an acre and to the front there is an in/out driveway providing extensive parking. Additional parking is provided via the drive which leads to the detached double garage. The rear garden has been thoughtfully landscaped to take advantage of the southerly aspect and features large patio and decked areas with central ornamental pond with steps leading to the main lawned garden. There are various flower and shrub beds and located in the left and right hand corners there are two delightful summerhouses.

LOCATION

The property is located in a highly sought after private road just off of The Ridge in the attractive village of Little Baddow in a cul de sac of substantial family homes and bungalows. 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 can be accessed at the end of the road, much of 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.

- **Modern individual spacious family home**
- **Five double bedrooms with en-suite to guest bedroom**
- **Master suite with dressing room and stunning en-suite**
- **Three large reception rooms**
- **Fitted kitchen/breakfast room and utility room**
- **Gas central heating & double glazing**
- **Stunning split oak staircase and oak panelled internal doors**
- **Double garage and in/out drive providing extensive parking**
- **Overall plot of around 1/4 of an acre**
- **South facing landscaped rear gardens with two summer houses**





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