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Residential



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Little Baddow, Essex, CM3 4DD

Council Tax Band F (Chelmsford City Council)



£1,750,000 Freehold



A most charming and characterful four bedroom home, occupying a corner plot circa 0.47 acres, including a 1700 century converted barn, with many potential useages ideal for business use, studio, exhibition hall, gymnasium to name just a few. The property enjoys well maintained landscaped gardens, heated outdoor swimming pool, patio terrace and long driveway with a generous parking area and double garage with remote operated doors.

## ACCOMMODATION

The property has a welcoming reception hall set over two levels with a feature fireplace. The hall leads through to the spacious and comfortable sitting room with an impressive inglenook fireplace. There is an inner lobby with integrated storage ideal for wine storage and housing the main residence boiler. From here access is provided to the sitting room, with French doors opening to the rear.

To the rear is a Meridian conservatory with underfloor heating, where one can enjoy views across the patio terrace, heated swimming pool, and the barn.

The traditional kitchen boasts a stand alone Island with built in wine cooler, granite tops, the rest fully fitted with double butler sink, built in high quality appliances, (Miele and Siemens), range cooker (may remain subject to negotiation), access through to the dining room which enjoys a gas fired log burner and tiled flooring, ideal for formal dinners and entertaining. Off the kitchen is a lobby which provides access to cloakroom wc, as well as a utility room, with sink unit and currently housing fridge freezer, washing machine and tumble dryer.

Upstairs are four good sized bedrooms with three bedrooms enjoying built in wardrobes, all serviced by the large family bathroom with claw foot bath as well as a shower and wc. There is also a separate shower room with wc.

## THE BARN

Adjacent to the main residence is a magnificent converted 1700 century barn, which has been sympathetically upgraded and insulated, including a clay tiled roof. The main area has a full height vaulted ceiling with original exposed beams and is over 28 ft in length, with a store room to one side. There are steps up to an impressive spacious office area with glass floor to ceiling providing views looking down over the barn ground floor space. The barn benefits from additional reception/ sitting room with cloakroom wc, as well as a shower room and Gymnasium with a further door leading to the pool room with pool boiler and filter system.

## OUTSIDE

The property is accessed via a 5 bar gated entrance with a long sweeping driveway, illuminated by period style street lighting, which extends around the property to the rear where it opens out to an extensive parking area providing access to the pitched roof double garage with remote operated double doors. To the rear of the garage is a covered woodstore. There is ample room to the front of the property for additional parking.

There are extensive areas of lawn expanse around the property to enjoy as well as a screened landscaped tranquil slate and stone garden.

Between the main residence and the barn is the heated swimming pool, with patio and seating areas around. The barn contains the pool controls as well as having changing and showering and wc facilities for pool users.

## LOCATION

Little Baddow is an elevated and highly desirable village situated between Danbury to the south and the Chelmer & Blackwater Navigation Canal to the north, with Paper Mill Lock offering boating, and fishing facilities as well as a Cafe. Little Baddow & Danbury are famous for their National Trust and Essex Wildlife Trust Protected woodlands and are a haven for ramblers, dog walkers, runners and cyclists with many areas of outstanding beauty. The renowned Elm Green Preparatory and Heathcote Schools in Little Baddow and Danbury respectively are also within easy reach. State schools include Danbury Park Community School and St Johns C of E primary school. The neighbouring village of Danbury is just a short drive offering a range of local facilities which include a local co-op supermarket, public houses and a parish church.

- Charming four bedroom detached home
- Including circa 1700 converted barn with office
- Reception hall with fireplace and seating area
- Heated outdoor swimming pool
- Parking to front and rear of property with long connecting driveway

- Occupying a plot Circa 0.47 acre
- Kitchen with appliances and separate utility room
- Three reception rooms
- Gas radiator heating and double glazing
- Double garage with generous parking area























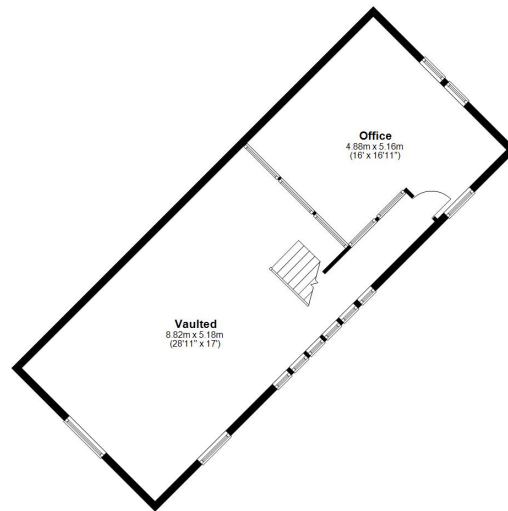




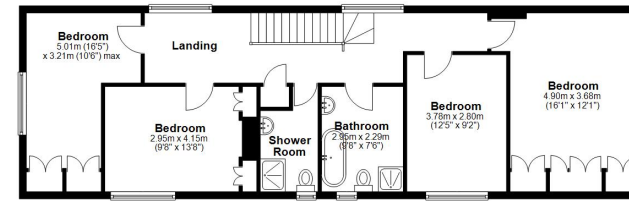
Ground Floor



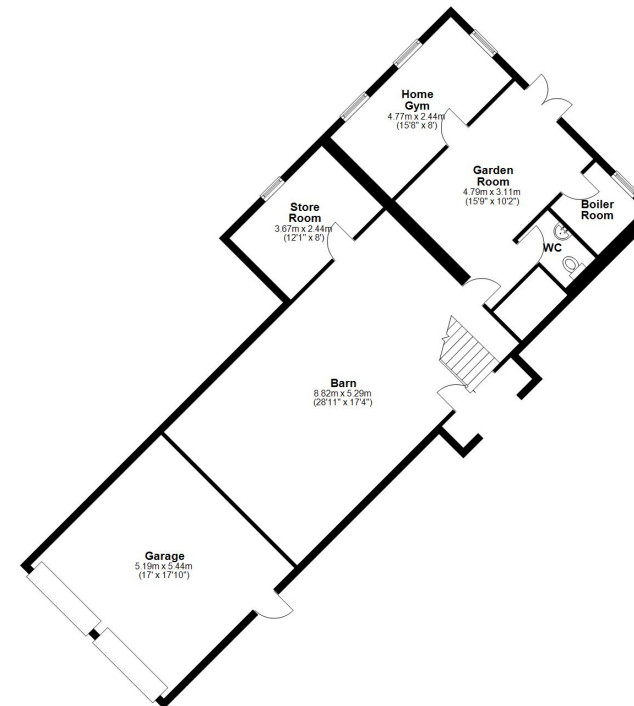
Outbuilding First Floor



First Floor



Outbuilding Ground Floor



Total area: approx. 391.7 sq. metres (4216.0 sq. feet)

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