



# High Pastures, Little Baddow, CM3 4TS

Council Tax Band G (Chelmsford City Council)

 3  4  2

£1,195,000 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 a spacious 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 and greenhouse

## 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 commuters the A12 trunk road and Sandon Park & Ride station are less than 2.5 miles away and rail commuting options are covered by mainline stations located in Chelmsford and also at Hatfield Peverel and Beaulieu Park. Chelmsford city centre provides a comprehensive selection of shopping, dining, and leisure facilities, while Maldon and South Woodham Ferrers are also nearby.

- 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

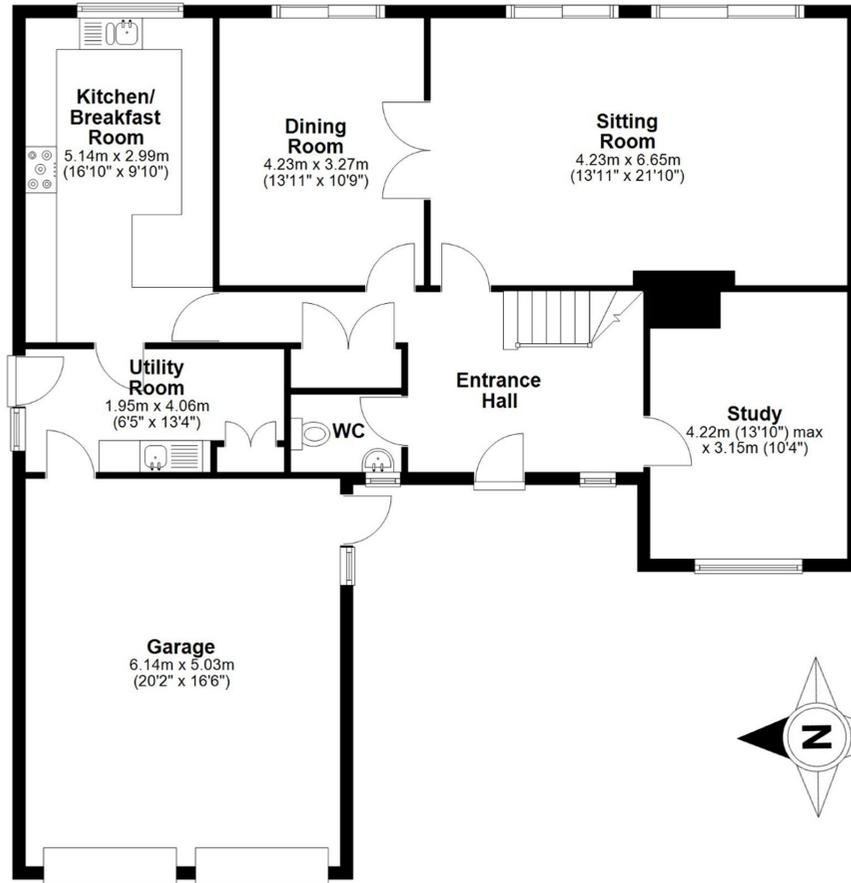




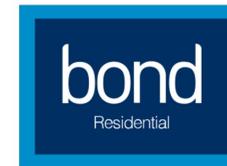
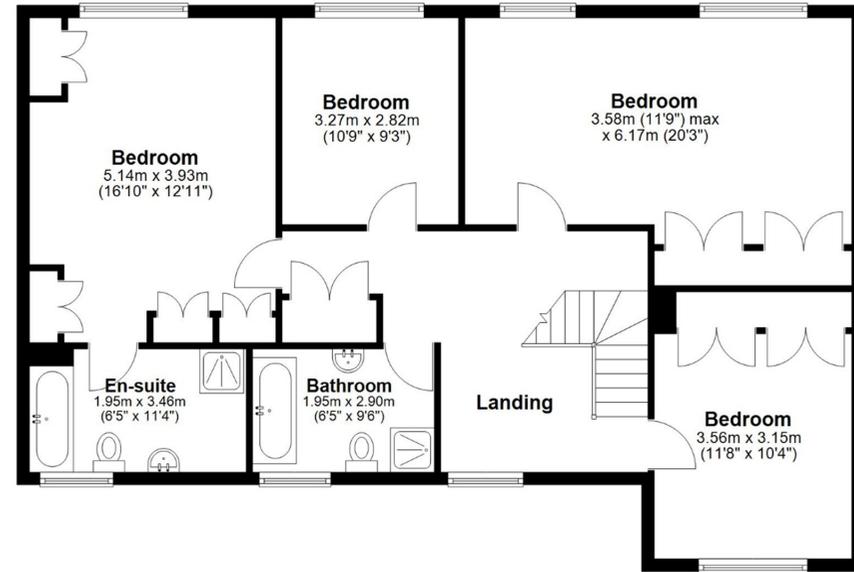




**Ground Floor**



**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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