

oakheart

£1,250,000

Asking Price  
Brook Lane, Great Baddow



Mapletree Cottage, a captivating 4-bedroom, 4-bathroom bungalow, graces the serene landscape of Great Baddow, Chelmsford. This enchanting residence, with roots tracing back to the 1800s, masterfully marries historic charm with contemporary elegance. Exposed timbers and traditional finishes pay homage to its rich heritage, while thoughtful modern extensions with electric underfloor heating enhance its appeal for today's discerning homeowner.

Set against a picturesque backdrop of rolling fields and winding country roads, this property offers an idyllic retreat for those

yearning for tranquillity and seclusion. Mapletree Cottage stands as a testament to refined living, seamlessly blending luxurious comfort with the timeless allure of the English countryside. The home's harmonious fusion of period features and modern amenities creates an ambiance of sophisticated warmth, making it a true sanctuary for those who appreciate both history and contemporary living.

As you approach the home, a gated entrance leads you to ample private parking, enhancing the sense of exclusivity. The expansive garden, featuring beautifully designed patio areas and gravel walkways that wrap around the property, invites you to enjoy

outdoor living at its finest.

Upon entering, you are welcomed by a characteristic L-shaped drawing room, highlighted by the open inglenook fireplace with a working log burner, creating a cozy ambiance perfect for winter evenings. This inviting space seamlessly connects to all four generously sized bedrooms, three of which boast en-suite bathrooms, ensuring comfort and convenience for family and guests alike. The upper-level bedroom is a standout, featuring an en-suite, a walk-in wardrobe, and picturesque views of the surrounding arable farmland.











Ground Floor Building 1



Floor 1 Building 1

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**Approximate total area<sup>(1)</sup>**

199.93 m<sup>2</sup>  
2152.03 ft<sup>2</sup>

**Reduced headroom**

7.16 m<sup>2</sup>  
77.07 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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**Local Authority:**  
Chelmsford

**Tenure:**  
Freehold

**Council Tax Band:**  
D

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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