



**The Ryefield, Little Baddow , Essex CM3 4TR**  
**£1,250,000**

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



Set within one of Little Baddow's most favoured turnings, comprising of only large established individual homes is this most interesting detached residence. The property has undergone many improvements and is now presented to a very high order throughout. Located on a plot of about half an acre, it and featuring a wonderful well stocked private rear garden. The versatility and size of accommodation on offer (2275 sq ft or 211 sq metres) is truly inspiring and includes vaulted ceilings in many rooms. Along with four/five bedrooms, three bathrooms, there is a breathtaking triple aspect open plan kitchen dining and family room with bi-folding doors to the garden. With its clean lines and contemporary feel, this home is finished to a tasteful, high level specification that has been carefully thought out to provide both elegance and comfort for family living. A note about the location is below, however, it must be highlighted that both Elm Green Preparatory school and Little Baddow cricket club are just a few minutes walk away. Energy rating D.





The village of Little Baddow is surrounded by Essex Wildlife Trust woods and heath land. Little Baddow is a thriving village with two public houses, a very highly regarded Preparatory School (Elm Green), a village hall, two long established churches and its own sports ground and clubhouse, which is home to a local cricket club in the summer months. Nearby Danbury, which also boasts an extensive range of local shops, amenities and schools (including Heathcote Preparatory School and nursery), is only five miles due east of the city of Chelmsford with it's excellent choice of facilities, including a bustling shopping centre, two outstanding Grammar Schools, a station on the mainline into London Liverpool Street and access onto the A12.

Many of the rooms afford vaulted or part vaulted ceilings with skylight windows. The property is very light and airy and includes many full height windows. The central heating is gas fired and most rooms have anthracite contemporary panel radiators.

#### **Reception Hall 16'10 x 10'10 (5.13m x 3.30m)**

A lovely light and spacious reception with doors leading off to most rooms.

#### **Cloakroom**

#### **Lounge 18'7 x 14'5 (5.66m x 4.39m)**

Dual aspect room and a feature fireplace.

#### **Open Plan Kitchen, Dining & Family Room 25'1 x 24'2 (7.65m x 7.37m)**

A truly wonderful triple aspect room with double doors and bi-folding doors leading to the rear garden. The kitchen is finished to a high specification and includes all appliances.

This room enjoys a delightful outlook over the rear garden and the courtyard terrace to the side.

#### **Utility Room 6'1 x 5'7 (1.85m x 1.70m)**

#### **Master Bedroom 20'2 x 12'4 (6.15m x 3.76m)**

Dual aspect room with double doors opening to the garden, door to dressing room & en-suite.

#### **Dressing Room**

Two large double full height fitted wardrobes with sliding mirror doors.

#### **En-Suite**

Four piece luxurious suite including twin wash hand basins and a large walk-in shower cubicle.

#### **Guest Bedroom/Bedroom Two 11'10 x 11'2 (3.61m x 3.40m)**

#### **En-Suite**

Luxury modern suite with large walk-in shower cubicle.

#### **Bedroom Three 15'5 x 12' (4.70m x 3.66m)**

#### **Bedroom Four 12' x 8'9 (3.66m x 2.67m)**

#### **Bedroom Five/Study 12'2 x 6'7 (3.71m x 2.01m)**

#### **Family Bathroom**

Modern luxury suite.

#### **EXTERIOR**

The property is located on an approx. half acre plot. To the front is a lawn garden and driveway parking for numerous vehicles.

#### **Double Garage 21'3 x 18'8 (6.48m x 5.69m)**

Electric roller shutter door. Up and over door allowing vehicle and garden machinery access to the rear. Power connected.

#### **Rear Garden**

An impressive rear garden, very well stocked and well maintained. Many mature trees and shrubs. Side courtyard terrace garden and further patio. Large garden store, 16'4 x 9'7 with power connected.

#### **Agents Notes**

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good

working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.











APPROX INTERNAL FLOOR AREA  
211 SQ M 2275 SQ FT

This plan is for layout guidance only and is  
**NOT TO SCALE**

Whilst every care is taken in the preparation  
of this plan, please check all dimensions,  
shapes & compass bearings before making  
any decisions reliant upon them.

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### Ground Floor









