

Styal The Ridge, Little Baddow , Essex CM3 4RU  
£1,250,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

A substantial residence embraced by nature! This expansive detached house, positioned on a 0.91-acre plot surrounded by woodland, offers a haven of privacy and tranquillity. Nestled in an off-road location along a private lane serving just three properties, this 2500 square ft residence boasts an aura of exclusivity and serenity. The property offers superb potential for extension or re-development, of course subject to gaining the relevant consents.

The expansive plot provides ample space for outdoor leisure, whether it's enjoying al fresco dining on the patio or exploring the grounds. The house itself offers most versatile spacious living and includes rooms perfect for use as an annexe for a dependent relative, teenagers or even an excellent home working space.

This residence offers a rare combination of privacy, space, and potential, providing the perfect canvas to realise your dreams of a bespoke living experience amidst the beauty of nature.

Little Baddow is a most desired elevated village situated between Danbury to the south and the Chelmer & Blackwater Navigation Canal to the north. Little Baddow & Danbury are famous for their National Trust woodlands, conservation and areas of natural beauty. There is a wide range of schools in the district, both in the public and private sector. Nearby preparatory schools are Heathcote School of Danbury and Elm Green School, Little Baddow. State schools include Danbury Park Community School (Outstanding by Ofsted) and St Johns C of E primary school.

Danbury village provides a good range of village stores as well as a library, dentists, doctors' surgery plus a sports and leisure centre with a gym. A wider collection of shopping facilities can be found in the city of Chelmsford just 6 miles to the west. There are frequent direct trains to London Liverpool Street from the mainline station in Chelmsford as well as easy access to the national motorway network via the nearby A12 & A130. There is a bus stop ideal for school children to use situated at the beginning of the lane on The Ridge.

**EXTERIOR**

The property is located approximately 150 yards off The Ridge and is served via a tarmac lane for just three properties. The house is surrounded by woodland and set on a plot of 0.91 of an acre. A brick driveway provides parking for 3-4 cars. There is a double garage with power connected. The gardens surround the house and are majority lawn. There are delightful wooded areas to one side of the plot and also the rear. Storage shed, two greenhouses, oil plastic storage tank.

**ACCOMMODATION COMPRISING:**

**GROUND FLOOR**

**Reception Hall 12'8 x 8' (3.86m x 2.44m)**

Double French style doors to:

**Hallway**

Doors to all main rooms and also door to inner hallway. Stairs to first floor.

**Lounge 19'10 x 14'7 (6.05m x 4.45m)**

Dual aspect room overlooking the gardens, open fireplace.

**Dining Room 15'9 x 13'7>11' (4.80m x 4.14m>3.35m)**

Dual aspect room overlooking the gardens. Door to the kitchen.

**Kitchen 14' x 11' (4.27m x 3.35m)**

Dual aspect room and door to exterior. Wide arch to:

**Breakfast Room 13'7 x 8'7 (4.14m x 2.62m)**

**Inner Hall**

Doors leading to cloakroom, bedroom four, family room and the annexe.

**Cloakroom**

Two Piece suite

**Bedroom Four 13'7 x 9'7 (4.14m x 2.92m)**

**Family Room/TV Room 18'4 x 11'10 (5.59m x 3.61m)**

**ANNEXE**

**Kitchenette 6'2 x 5'6 (1.88m x 1.68m)**

**Lounge 13'6 x 11'9 (4.11m x 3.58m)**

Dual aspect room overlooking the gardens. Door to exterior.

**Bedroom 11'10 x 11'10 (3.61m x 3.61m)**

Fitted wardrobes.

**Shower Room/wc**

Three piece suite.

**FIRST FLOOR**

**Bedroom One 13'6 x 10'1 (4.11m x 3.07m)**

Dual aspect room overlooking the gardens, fitted wardrobes.

**Bedroom Two 13'5 x 10'1 (4.09m x 3.07m)**

**Bedroom Three 12'4 x 9'5 (3.76m x 2.87m)**

**Family Bathroom 12'9 x 10'8 (3.89m x 3.25m)**

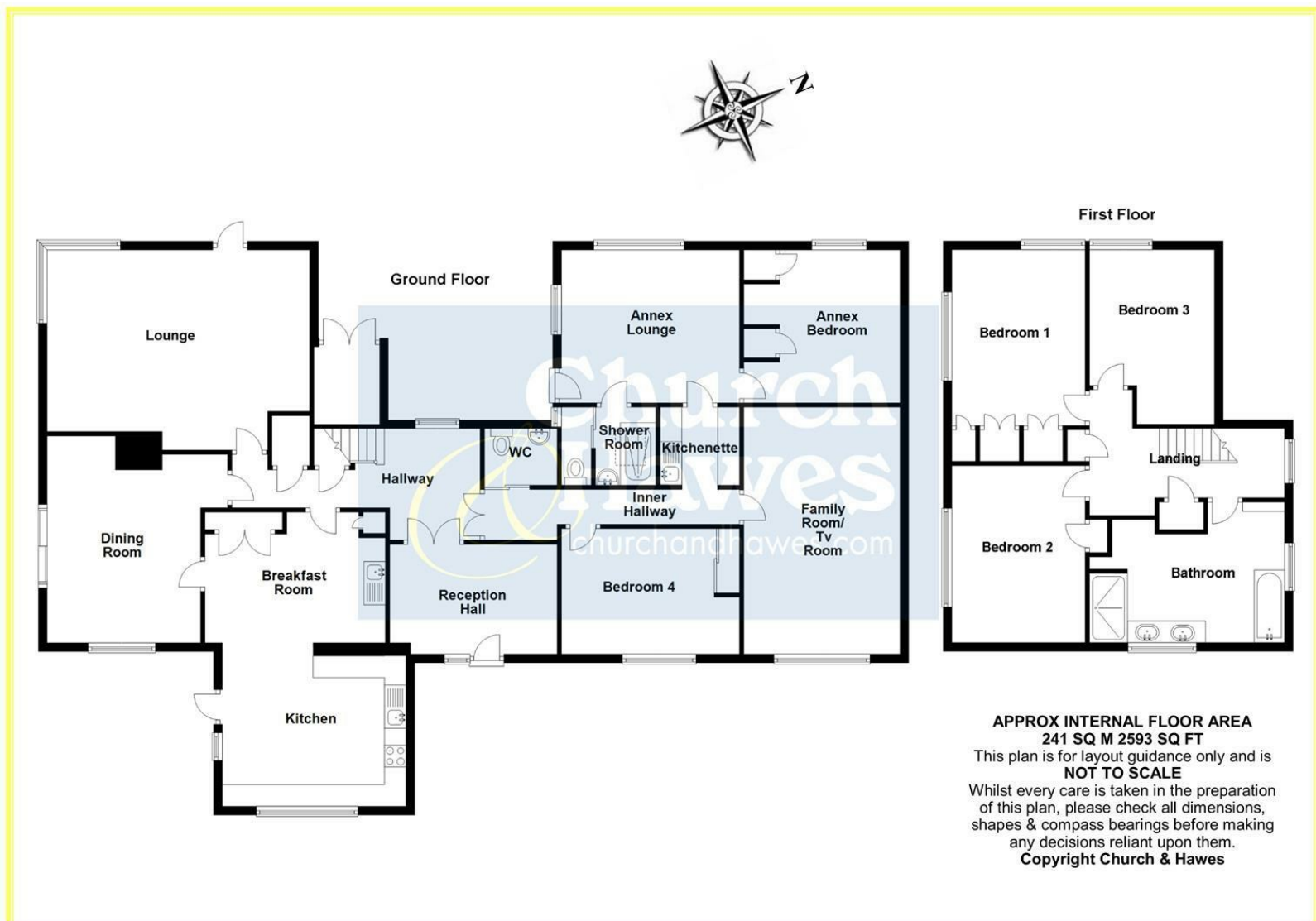
The bathroom is large and has two doors from the landing which suggests it was originally two rooms, presumably also another bedroom. Five piece suite.

**Landing**

Built-in storage cupboards. Stairs to ground floor.

**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**  
 241 SQ M 2593 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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