



Lothlorien The Ridge, Little Baddow , Essex CM3 4RX
Guide price £1,500,000

Church & Hawes

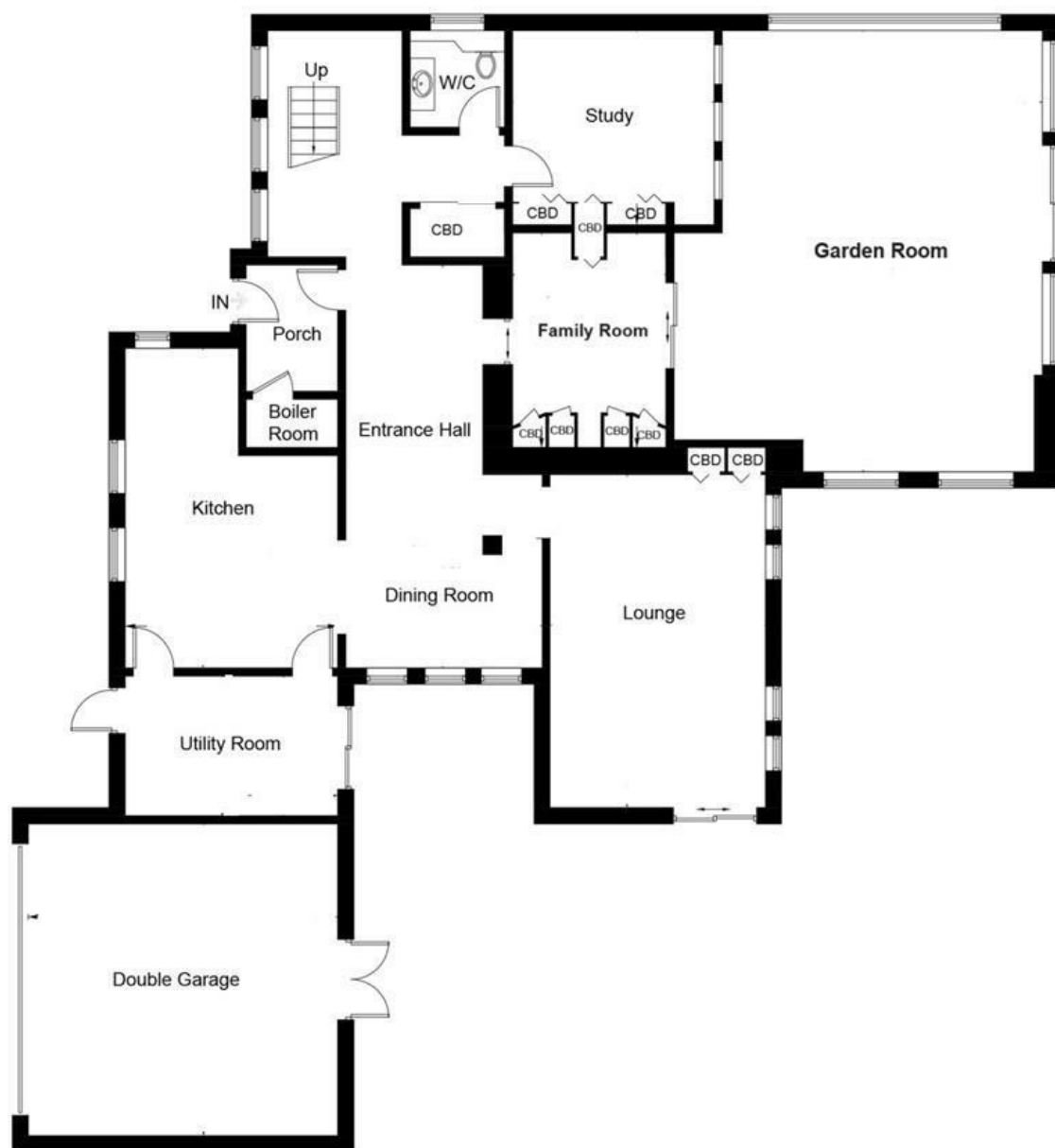
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

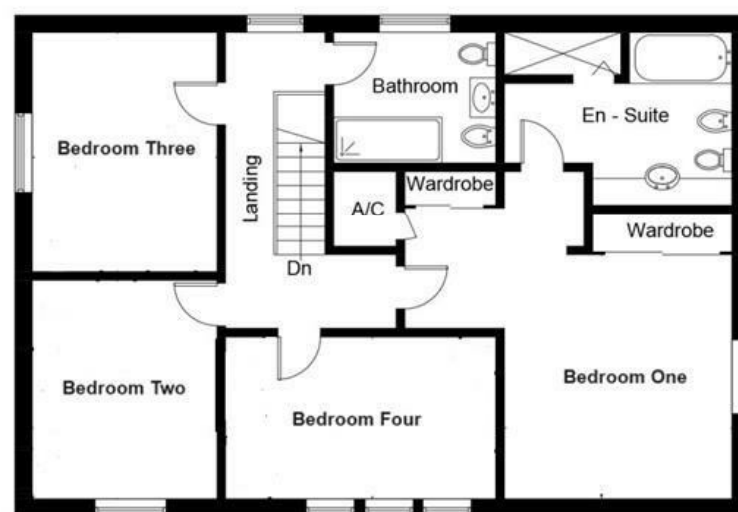
GUIDE PRICE £1,500,000 - £1,600,000... INCREDIBLY SPACIOUS RESIDENCE BOTH INSIDE AND OUT.... Situated on The Ridge Little Baddow is this individual property. Set on a generous plot of three quarters of an acre, with beautiful established gardens to the rear and an enviable frontage, offering a wealth of parking as well as access to the property's double garage. Internally the property boasts an incredible five reception rooms one of which being a fantastic versatile garden room, there is also a modern kitchen breakfast room with large separate utility room. To the first floor are four double bedrooms with the master offering a beautiful en suite bathroom as well as a generous family bathroom, all accessed from the Large landing. To the ground floor all rooms are accessed from the large open plan hallway all of which are offered in fantastic decorative order. Externally the current owners have created landscaped gardens with a wide variety of trees and shrubs. Located within easy reach of Danbury village centre and the variety of amenities it has to offer, including the fantastic local schools. There is also easy access to neighbouring towns, villages and Chelmsford city centre. Energy rating D



Approximate Gross Internal Area = 292.7 sq m / 3151 sq ft
 Double Garage = 33.6 sq m / 362 sq ft
 Total = 326.3 sq m / 3513 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

FIRST FLOOR

Bedroom One 12'11 x 12'10 (3.94m x 3.91m)
 With Dressing Area

En Suite

Bedroom Two 12'4 x 10'8 (3.76m x 3.25m)

Bedroom Three 11'10 x 10'8 (3.61m x 3.25m)

Bedroom Four 10'10 x 9'0 (3.30m x 2.74m)

Family Bathroom

L'Shaped Landing

GROUND FLOOR

Entrance Porch

Entrance Hall/Dining Room 24'7 x 12'0 (7.49m x 3.66m)

Ground Floor W.C

Lounge 21'10 x 13'1 (6.65m x 3.99m)

Family Room 13'1 x 10'10 (3.99m x 3.30m)

Study 12'4 x 12'0 (3.76m x 3.66m)

Garden Room 24'9 x 19'6 (7.54m x 5.94m)

Kitchen 19'6 x 12'10 (5.94m x 3.91m)

Utility Room 12'10 x 8'7 (3.91m x 2.62m)

Double Garage 19'0 x 18'11 (5.79m x 5.77m)

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.

