



Carrick House Woodside, Little Baddow, Essex CM3 4SR  
£1,400,000

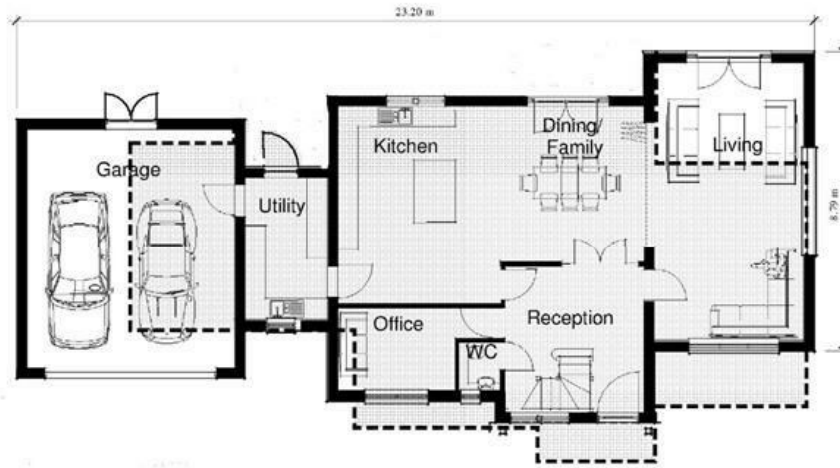
**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

LARGE DETACHED RESIDENCE IN PRIVATE TURNING.... Set within a most favoured private lane deep within the village of Little Baddow is this most impressive family residence only a short walk away from extensive National Trust Woodland, and yet within walking distance of Danbury village centre. Built to a high specification with no expense spared just 6 years ago by a local reputable builder for his own occupation, this home comprises accommodation of around 3,100 square feet (excluding garage). Along with ample parking there is a large double garage and a superb landscaped south westerly facing rear garden. Chestnut Walk is one three private roads comprising of larger individual established detached homes. Energy rating B.





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. 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. 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.

**Accommodation Comprises:**

**SECOND FLOOR**

**Loft Room 32'6 x 14'9 > 11'3 (9.91m x 4.50m > 3.43m)**

Ideal for use as a games or hobby room but also ideal for relatively easy conversion to further bedrooms if desired and of course subject to gaining relevant permissions.

**FIRST FLOOR**

**Master Bedroom 20'4 x 10'8 (6.20m x 3.25m)**

**Dressing Room**

**En-Suite 12'7 x 5'4 (3.84m x 1.63m)**

**Guest Bedroom/Bedroom Two 14'6 x 13'5 (4.42m x 4.09m)**

**Dressing Room 8'5 x 8'1 (2.57m x 2.46m)**

**En-Suite**

**Bedroom Three 14'6 x 12'5 (4.42m x 3.78m)**

**Bedroom Four 14'6 x 12'5 (4.42m x 3.78m)**

**Family Bathroom**

**Gallery Landing**

**GROUND FLOOR**

**Reception Hall 13'3 x 12'6 (4.04m x 3.81m)**

**Cloakroom**

**Study 10'7 x 8'8 (3.23m x 2.64m)**

**Open Pan Kitchen Diner 29'6 x 15'4 (8.99m x 4.67m)**

**Utility Room 13' x 8' (3.96m x 2.44m)**

**Lounge 26'2 x 13'7 (7.98m x 4.14m)**

**EXTERIOR**

Carriage driveway and parking at the front for numerous vehicles.

**Double Garage 23'4 x 19'4 (7.11m x 5.89m)**

**Rear Garden**

A good size south & westerly facing landscaped rear garden.

**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.

