



Church  
& Hawes

Spring Elms Lane, Little Baddow , Essex CM3 4SD  
£1,350,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Occupying a wonderful private position within one of the area's most highly regarded village locations, this substantial detached residence offers approximately 3,250 sq. ft. of versatile family living accommodation set within magnificent mature grounds approaching 1.3 acres.



Tucked away in an outstanding off-road setting, the property enjoys a high degree of privacy and tranquillity whilst remaining conveniently positioned for local amenities, highly regarded schooling and beautiful surrounding countryside. The established gardens are a particular feature of the home, offering a fascinating variety of mature planting and open lawned areas creating a delightful backdrop for both family life and entertaining.

The accommodation is both spacious and adaptable, ideally suited to growing or multi-generational families, with up to six bedrooms and four well-proportioned reception rooms providing flexibility for home working, leisure or guest accommodation. The layout offers excellent versatility and further potential to tailor the space to individual requirements.

Externally, the property is complemented by a double garage together with extensive parking facilities. To the rear, the gardens back directly onto Heather Hills, providing immediate access to ancient woodland and picturesque walking trails, perfect for outdoor enthusiasts and nature lovers alike.

The location is particularly sought after, being within easy reach of the highly regarded Elm Green Preparatory School, the popular Paper Mill Lock and Tea Rooms, together with the renowned Olio On The Ridge Italian à la carte restaurant.

A rare opportunity to acquire a substantial family home in an exceptional private setting with beautiful grounds and superb access to both village amenities and surrounding countryside.

## APPROXIMATE ROOM SIZES

### FIRST FLOOR

**Master Bedroom 20'2 x 13'7 (6.15m x 4.14m)**

**En-Suite Shower Room**

**Bedroom Two 17'9 x 11'6 (5.41m x 3.51m)**

**Bedroom Three 20'3 x 8'3 (6.18m x 2.51m)**

**Bedroom Four 11'3 x 10'10 (3.43m x 3.30m)**

**Bedroom Five 12'5 x 8'3 (3.78m x 2.51m)**

**Bedroom Six/Dressing Room 11'7 x 9'10 (3.53m x 3.00m)**

**Family Bathroom**

### GROUND FLOOR

**Reception Hall**

**Lounge 27'3 x 19'8 (8.31m x 5.99m)**

**Snug 16'9 x 12'11 (5.11m x 3.94m)**

**Dining Room 12'11 x 11'2 (3.94m x 3.40m)**

**Study 15'5 x 8'11 (4.70m x 2.72m)**

**Kitchen 15'10 x 11'1 (4.83m x 3.38m)**

**Breakfast Area 8'11 x 7'2 (2.72m x 2.18m)**

**Utility Room**

**Cloakroom**

### EXTERIOR

#### Gardens

Approx. 1.3 acres. Wonderful park like gardens with many mature trees and interesting areas.

**Double Garage 19'10 x 18'4 (6.05m x 5.59m)**

With attached store shed.

#### Agents Notes, Money Laundering & Referrals

AGENTS NOTE: 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.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale.

**REFERRALS:** As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.



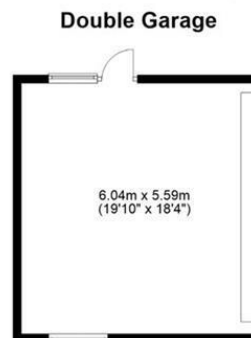
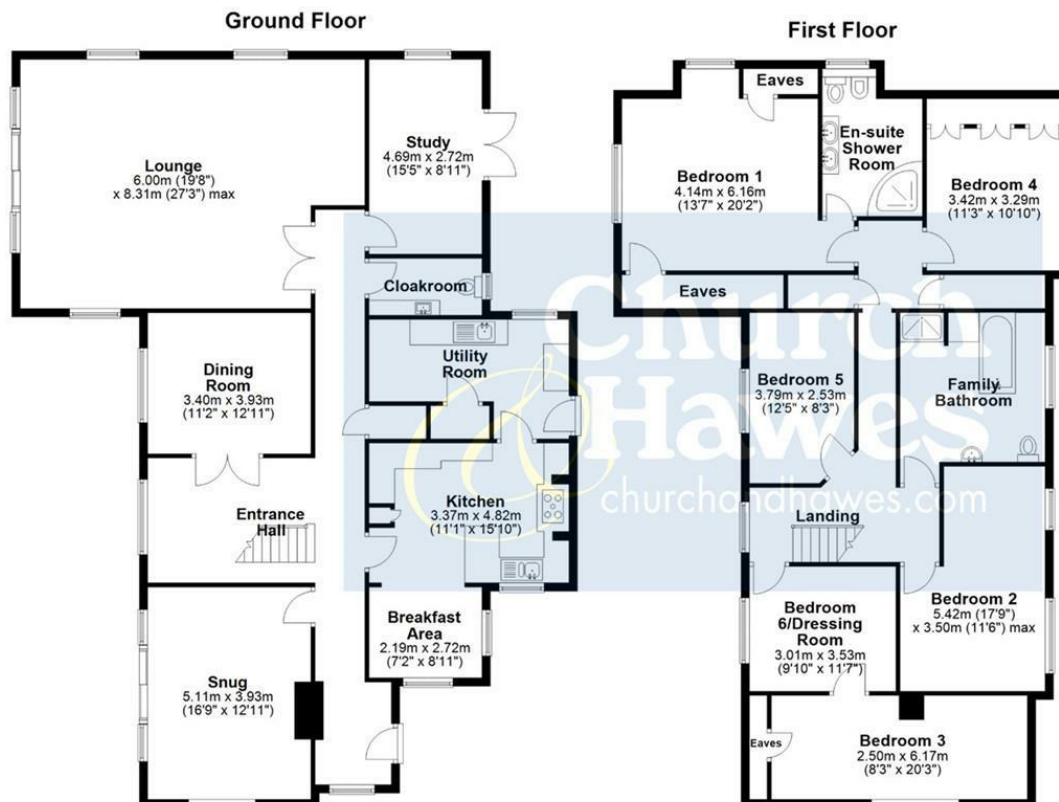
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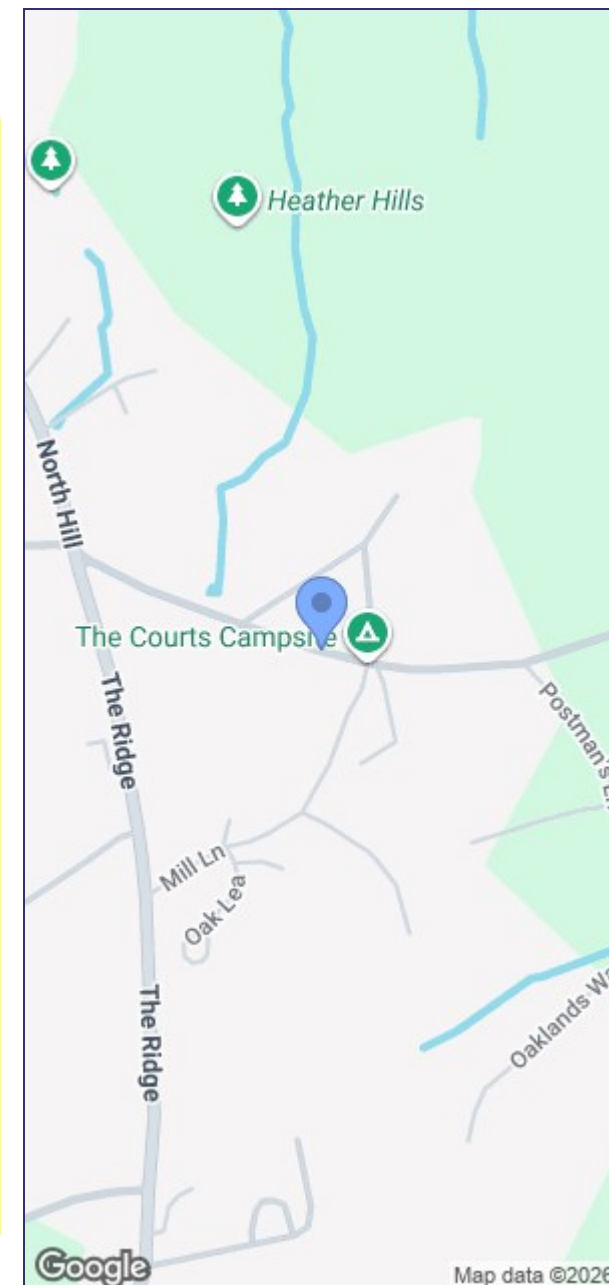




**APPROX INTERNAL FLOOR AREA**  
**MAIN HOUSE 301 SQ M 3246 SQ FT**  
**DOUBLE GARAGE 34 SQ M 363 SQ FT**  
**TOTAL 335 SQ M 3609 SQ FT**  
**(EXCLUDING EAVES)**

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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