



Fir Tree Lane, Little Baddow , Essex CM3 4SS

Price guide £2,200,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Nestled along one of Little Baddow's most sought-after private lanes, this exceptional residence offers the perfect blend of elegance, space, and modern living. Built by the current owners to their exacting specification, this substantial executive home extends to approximately 6,000 sq. ft. (564 sq. metres) and is arranged over four impressive floors.

The heart of the home is a magnificent 42' (13 metres) kitchen, dining, and family room – a light-filled space designed for both everyday living and entertaining. A dedicated leisure floor provides the ultimate in lifestyle amenities, featuring a cinema, gym, and large games room.

The property boasts six beautifully appointed bedrooms and five luxurious bathrooms. The top floor enjoys a self-contained bedroom suite, ideal for a teenager or guests, while the remaining bedrooms are generously proportioned and stylishly finished.

Designed with attractive heritage style elevations and backing directly onto woodland, this home offers both privacy and a picturesque setting. Woodland walks are just moments away, making this a rare and unique country residence that combines natural beauty with outstanding modern design.

This stunning home truly stands out as one of Little Baddow's finest.

Energy rating B.



## 42 (12.80m)

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.

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 use situated at the beginning on the lane on The Ridge.

### Specification

As previously mentioned this home has been designed and built to the current owners high specification. The property features a vast array of quality fixtures and fittings throughout including a Lightwave smart lighting system, security alarm and cctv. The ground floor and lower ground floor afford underfloor heating as do all the bathrooms. Most radiators are of a Victorian style and many of the windows afford fitted slated blinds.

### SECOND FLOOR

The second floor has been designed as a suite, ideal for guests or a teenager.

**Bedroom 20'9 x 15'8 (6.32m x 4.78m)**

#### Dressing Area

Wall to wall fitted wardrobes.

**En-Suite 14'4 x 9'4 (4.37m x 2.84m)**

**TV Room/Storage Room 18'x 12'6 (5.49mx 3.81m)**

**Office/Storage Room 13'6 x 6'4 (4.11m x 1.93m)**

### FIRST FLOOR

**Master Bedroom 17'4 x 13'3 (5.28m x 4.04m)**

Wall to wall fitted wardrobes with feature fireplace surround between.

**En-Suite 10'8 x 10'6 (3.25m x 3.20m)**

**Bedroom 20' x 15'3 (6.10m x 4.65m)**

Fitted wardrobes.

**Dressing Room/Study 10'6 x 9'2 (3.20m x 2.79m)**

**En-Suite 9'2 x 6'6 (2.79m x 1.98m)**

**Bedroom 17'7 x 11'7 (5.36m x 3.53m)**

Fitted wardrobes.

**En-Suite**

**Bedroom 15'5 x 12'5 (4.70m x 3.78m)**

Fitted wardrobes.

**Bedroom 11'2 x 9'6 (3.40m x 2.90m)**

**Shower Room**

**Landing**

### GROUND FLOOR

**Reception Hall 28'6 x 9'6 (8.69m x 2.90m)**

A superb reception room with doors to all rooms.

**Sitting Room 21'8>19'6 x 15'3 (6.60m>5.94m x 4.65m)**

Feature fireplace with cast iron inlay.

**Snug 17'3>15'2 x 17'5 (5.26m>4.62m x 5.31m)**

Feature brick fireplace with woodturner.

**Study 15'3 x 8'1 (4.65m x 2.46m)**

**Cloakroom**

**Open Plan Kitchen, Dining & Family Room 42'7 x 17'3 (12.98m x 5.26m)**

A wonderful open plan family room. The kitchen is handcrafted and along with many appliances features a large island with marble top and dual toned cabinets. Six Bi-fold doors open to the garden terrace.

**Laundry Room 17'7 x 16' (5.36m x 4.88m)**

Comprehensively fitted. Plant room housing all the homes technical hardware and equipment.

### LOWER GROUND FLOOR

**Hallway 15'3 x 8'9 (4.65m x 2.67m)**

**Games Room 41'6 x 16'5 (12.65m x 5.00m)**

**Cinema 16'1 x 15'3 (4.90m x 4.65m)**

**Gym 15'2 x 13'6 (4.62m x 4.11m)**

### EXTERIOR

Fir Tree Lane is a leafy no through lane leading directly into Fir Tree Wood Nature Reserve. This property is located near the end of the lane.

#### Front

Carriage driveway providing parking for numerous vehicles. Access along both sides the house to the rear.

**Garage 21'2 x 10'8 (6.45m x 3.25m)**

#### Rear Garden

Backing directly onto woodland. Full width elevated patio leading to lawn garden.

### Agents Notes, Money Laundering & Referrals

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APPROX INTERNAL FLOOR AREA  
TOTAL 580 SQ M 6227 SQ FT  
EXCLUDING GARAGE

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  
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