



The Fold, High Pastures  
Little Baddow | Chelmsford | Essex | CM3 4TS

# The Fold

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Set discreetly within High Pastures, a quiet cul-de-sac in the heart of Little Baddow, moments from Danbury and the amenities of Chelmsford, The Fold is an exceptional village residence combining traditional architecture with refined contemporary luxury.

Built circa 2000, this beautifully crafted home offers a rare combination of architectural presence, generous proportions and elegant interior design. Every detail has been carefully considered to create a residence of both comfort and distinction.

Approached via a sweeping in-and-out driveway framed by subtle landscaping, the home immediately conveys a sense of privacy and exclusivity. A detached double garage sits discreetly to the rear, complementing the natural flow of the landscaped grounds.

Upon entering, a striking oak staircase rises through the heart of the home to a dramatic galleried landing, establishing a powerful architectural centrepiece and setting the tone for the quality and craftsmanship throughout.

Designed for both refined entertaining and relaxed family living, the ground floor accommodation flows effortlessly between beautifully appointed spaces. The principal reception room, a magnificent 22ft dual-aspect space, features a stone fireplace with integrated fire and expansive bi-folding doors opening onto the south-facing garden, creating a seamless connection between interior and exterior living. A second reception room, currently arranged as a formal dining room, also benefits from bi-folding doors and offers flexible use as an additional entertaining or family space.

At the heart of the home lies the bespoke kitchen and breakfast room, appointed with quartz work surfaces, a statement range cooker, integrated appliances and an elegant breakfast dining area. A separate fitted utility room provides discreet practicality with an external door to the side of the property.

A beautifully positioned study/home office, overlooking the garden, offers a perfect working environment.

The first floor is crowned by a light-filled galleried landing, illuminated by six Velux skylights, leading to five generously proportioned bedrooms. The principal suite is a private sanctuary, featuring a dedicated dressing room and a luxurious sense of scale and privacy. A second bedroom enjoys garden views and its own en-suite shower room, creating a perfect guest suite. Three further bedrooms are served by a beautifully appointed family bathroom with bath and separate shower. Bespoke fitted furniture enhances several of the bedrooms, combining elegance with intelligent storage solutions.

The Fold benefits from a comprehensive specification including:

- Underfloor heating and gas central heating
- Double glazing throughout
- High ceilings and skylights enhancing natural light
- Alarm security system
- Electric vehicle charging point

Every element has been designed to deliver both luxury and practicality in equal measure.

















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The south-facing garden forms a serene private retreat. A sun terrace provides the perfect setting for outdoor dining and entertaining, leading to ornamental garden features, winding pathways and a manicured central lawn.

Two charming octagonal summerhouses, a tranquil pond and access to the rear of the garages complete this beautifully curated outdoor environment - a space designed for relaxation, reflection, and refined outdoor living.

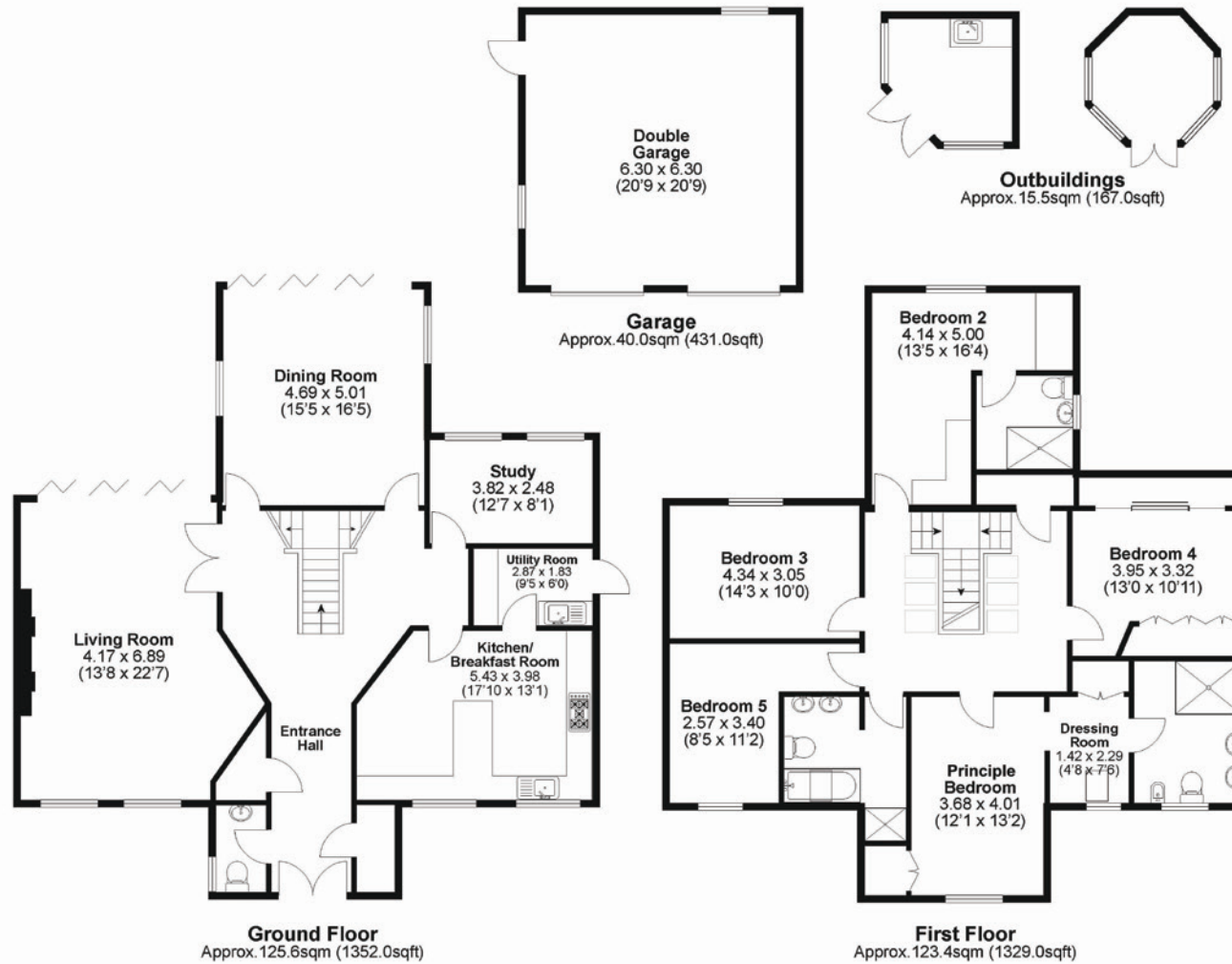
Surrounded by beautiful countryside and National Trust woodland, The Fold enjoys close proximity to the scenic River Chelmer and the much-loved Papermill Lock Tea Rooms, offering an idyllic riverside lifestyle.

Excellent schooling is available locally, including Elm Green Preparatory School within the village, Heathcote Preparatory School, Danbury Park School, St. John's School, and New Hall Independent School. Further highly regarded grammar and independent schools are located in Chelmsford. The city provides extensive shopping and leisure facilities, a mainline railway station with direct services to London Liverpool Street and Elizabeth line connections via Shenfield offering access to the West End and Heathrow.

Road connectivity is excellent via the A12 and M25, providing swift access to central London, the Essex coastline, Maldon, the River Blackwater, and Southend Airport.

A rare fusion of village charm, architectural elegance and contemporary luxury - a truly exceptional family residence in one of Essex's most desirable settings.





TOTAL FLOOR AREA: 3279 sq.ft. (304.5 sq.m.) approx.  
Including garage and outbuildings

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Council Tax Band: F  
Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	78
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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