



North Hill, Little Baddow , Essex CM3 4TW
£1,750,000

Church & Hawes
Est. 1977
Estate Agents, Valuers, Letting & Management Agents

A Striking Contemporary Home with Landscaped Park-Like Gardens and Farmland Views

Set on a slightly elevated 0.86-acre plot, this exceptional five bedroom, five bathroom residence combines bold contemporary design with an idyllic countryside setting. Nestled behind a secure gated entrance and set back from the road, the property enjoys far-reaching farmland views and beautifully landscaped, park-like gardens thoughtfully divided into distinct areas.

The accommodation totals over 3,000 square feet. Inside, the heart of the home is a vast open-plan family living space with panoramic garden views. The space flows seamlessly into a luxury kitchen, complete with a central island, Cambria American Quartz stone work surfaces, and a full suite of Neff appliances.

Two of the bedrooms are designed with striking vaulted ceilings, adding light and drama, while each of the five en-suite bathrooms is finished to a luxury standard. A bespoke staircase with oak handrails rises from the impressive reception hall, setting the tone for the home's modern yet warm aesthetic.

This exceptional home features gas-fired underfloor heating to the ground floor with thermostatically controlled radiators upstairs, Ted Todd elegant herringbone wood flooring across the principal living areas, crafted internal oak veneer doors, and stylish sliding pocket doors connecting the family area to the lounge. Further highlights include an inviting Aarrow woodburning stove, a striking staircase with oak handrails, glass balustrade and chrome/oak newel post caps, full double glazing, high-performance Monocouche exterior render, and the reassurance of CCTV and a security alarm system.

This is a rare opportunity to acquire a distinctive modern home in a tranquil location, designed for both family living and elegant entertaining.



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 Elm Green School within the village and Heatchote in Danbury. State schools include Danbury Park Community School (recently voted Outstanding by Ofsted) and St Johns C of E primary school. Danbury, a couple of miles away, 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. New Hall school is about 15 minutes drive.

FIRST FLOOR

Master Bedroom 16'8" x 13'0" (5.08m x 3.96m)

A wonderful bedroom with vaulted ceiling and apex full height window offering views over the rear garden and farmland beyond

En-Suite

Guest Bedroom 12'9" x 9'5" (3.89m x 2.87m)

Again, a wonderful bedroom with vaulted ceiling and apex window offering views.

Dressing Room 9'6" x 9'2" (2.90m x 2.79m)

En-Suite

Bedroom Three 13'8" x 9'6" (4.17m x 2.90m)

En-Suite

Bedroom Four 13'8" x 9'4" (4.17m x 2.84m)

En-Suite

Bedroom Five/Dressing Room 22'10" x 9'0" (6.96m x 2.74m)

En-Suite

Gallery Style Landing 18'2" max x 17'9" max (5.54m max x 5.41m max)

A lovely light and spacious landing with a superb staircase with oak handrails, glass balustrades and chrome/oak newel post caps.

GROUND FLOOR

A majority of the ground floor has high quality natural wood herringbone flooring installed by Ted Todd.

Reception Hall 18'1" x 10'2">9'6" (5.51m x 3.10m>2.90m)

Boot Room 9'0" x 5'0" (2.74m x 1.52m)

Family Room/Play Room 14'4" x 9'0" (4.37m x 2.74m)

Open Plan Kitchen, Dining & Family Room 32'4 x 22'2 (9.86m x 6.76m)

A truly magnificent versatile room featuring two sets of doors leading out to the expansive split level terracing. The house is set slightly elevated on the plot and therefore this room features stunning views over the rear garden and countryside beyond.

This most high specification kitchen including an extensive range of storage units and pan drawers, and also a generous bank of units which have a great visual appeal, creating clean lines and increasing the sense of space in the kitchen. The island is complimented with splendid American Quartz stone work surface.

Appliances and features include: Neff oven with pan warming drawer, combination oven with slide and hide door, Integrated dishwasher, large capacity fridge and freezer. Double bowl under mounted sink with Quooker steaming hot tap & filtered cold water tap. Two pantry cupboards housing toaster coffee air fryer.

The remainder of the room offers a wonderful family living space with many room design and layout possibilities. Double pocket sliding doors to lounge and door to utility room.

Lounge 20'6 x 13'7 (6.25m x 4.14m)

The focal point of this room is the Aarrow wood burning stove.

Utility Room 14'8 x 8'10 (4.47m x 2.69m)

Extensive range of full height storage units, feature Victorian style tiled floor.

Study 12'4 x 10'7 (3.76m x 3.23m)

Wow what a great place to work! Feature panoramic window offering views over the garden.

EXTERIOR

Approx. 0.86 of an acre overall.

Front

A cleverly thought out and low maintenance front garden design, approached along a graphite cobble block driveway and via double

electric gates to a shingle parking area. Parking for numerous vehicles. Cctv and courtesy lighting. Anderson EV charger.

Garage

An oak rustic style garage with storage area neatly positioned to minimise visual impact from the road and house. Electric roller shutter door.

Rear Garden

Wonderful gardens comprising of various different areas and including many plants and trees. The present owners have invested significant time in the garden and they're truly are a sight to behold. Large split level terracing across the rear of the house including a hot tub. A feature of the garden is a modern open sided garden building and also a dedicated sunken firepit terrace behind. The gardens truly cannot be appreciated from the photographs.

Agents Notes, Money Laundering & Referrals

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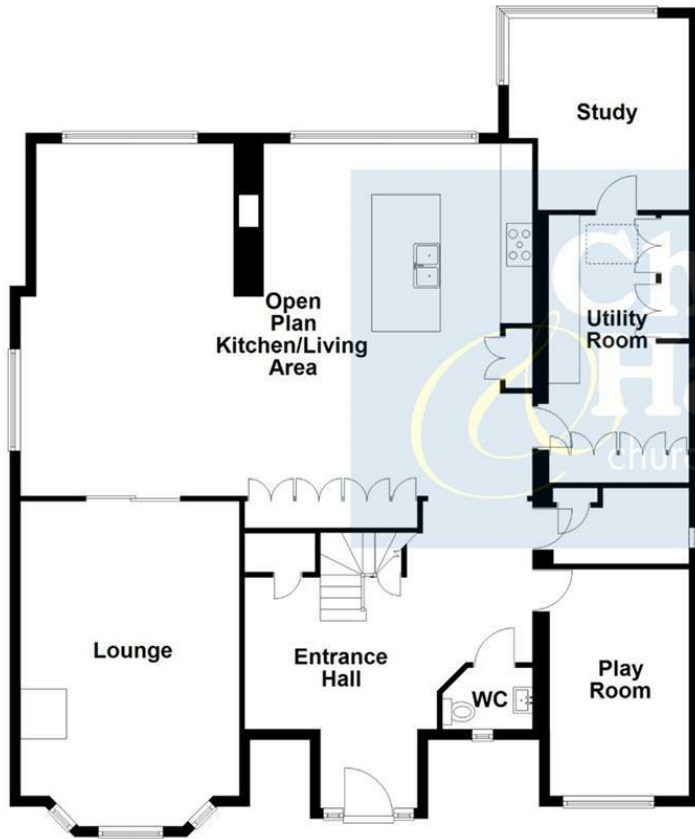
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Ground Floor



APPROX INTERNAL FLOOR AREA
294 SQ M 3169 SQ FT
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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First Floor

