



Brooks
North Hill | Little Baddow | Chelmsford | Essex | CM3 4TW

 FINE & COUNTRY

Brooks

Set within approximately 0.86 acres of beautifully landscaped, park-like grounds, this exceptional family residence, combines striking architectural design with an enviable countryside setting, in the prime area of Little Baddow. Positioned behind secure electric gates and approached via a sweeping driveway, the home enjoys a slightly elevated position that captures far-reaching views across open farmland while offering complete privacy and tranquillity.

Extending to more than 3,250 square feet, the property has been thoughtfully designed to provide an effortless balance between luxurious family living and sophisticated entertaining. At its heart lies a magnificent open-plan kitchen/dining/family space, where expansive glazed doors frame uninterrupted garden views and create a seamless connection with the outdoor terraces. The bespoke kitchen is appointed to an exceptional standard, featuring Cambria American Quartz work surfaces, a substantial central island, premium Neff appliances, Quooker boiling and filtered water taps and extensive bespoke cabinetry that combines practicality with elegant contemporary styling.

A stunning reception hall welcomes guests and showcases a bespoke glazed staircase with oak handrails, setting the tone for the quality found throughout the home. Beyond an elegant lounge with bay window to the front aspect with a featured Aarrow wood-burning stove. Completing the ground floor is a dedicated study with panoramic garden views, a versatile family/playroom to the front aspect, a well-equipped utility room and a practical boot room, together with a cloakroom/wc.

To the first floor are five beautifully appointed bedrooms, each benefitting from its own luxury en-suite bathroom. Two of the principal bedrooms feature dramatic vaulted ceilings and impressive apex windows, flooding the rooms with natural light while showcasing the surrounding countryside. The principal suite enjoys a particularly impressive outlook over the gardens and farmland beyond, creating a true sense of retreat.

Exceptional craftsmanship and premium materials are evident throughout, including Ted Todd herringbone wood flooring across the principal ground-floor living areas, handcrafted oak veneer internal doors and stylish sliding pocket doors that allow spaces to be opened or closed according to occasion. Modern comforts include gas-fired underfloor heating to the ground floor, thermostatically controlled heating upstairs, full double glazing, CCTV surveillance, a security alarm system and an EV charging point.













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Approached via impressive double electric gates, the property immediately conveys a sense of exclusivity and privacy. A thoughtfully designed, low-maintenance frontage features an attractive graphite cobble-block driveway leading to an extensive shingle parking area with space for numerous vehicles, with a beautifully crafted oak-framed garage which offers additional storage and roller shutter door. Enhanced by CCTV surveillance, courtesy lighting and an Andersen EV charging point, the approach combines practicality with contemporary convenience.

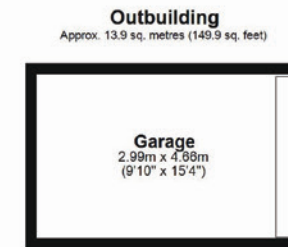
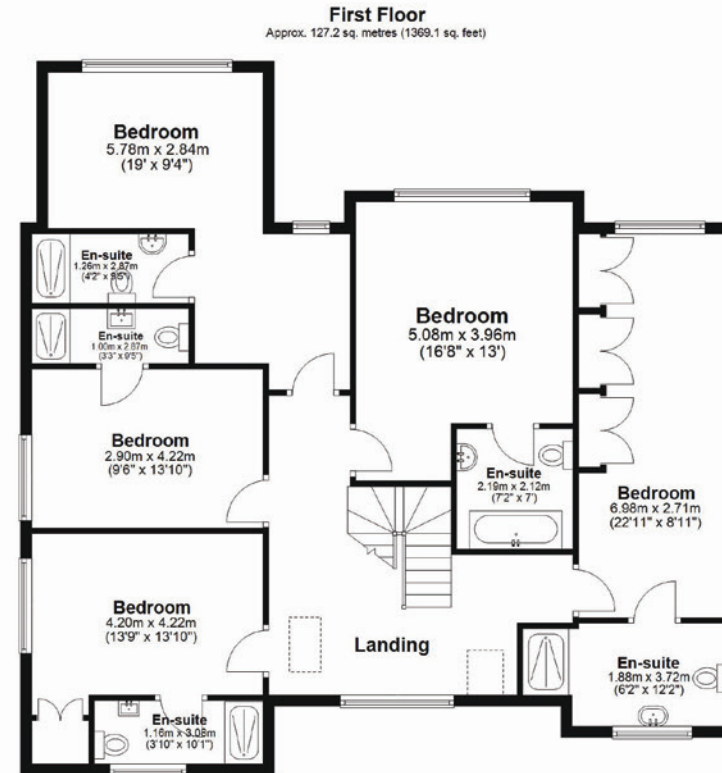
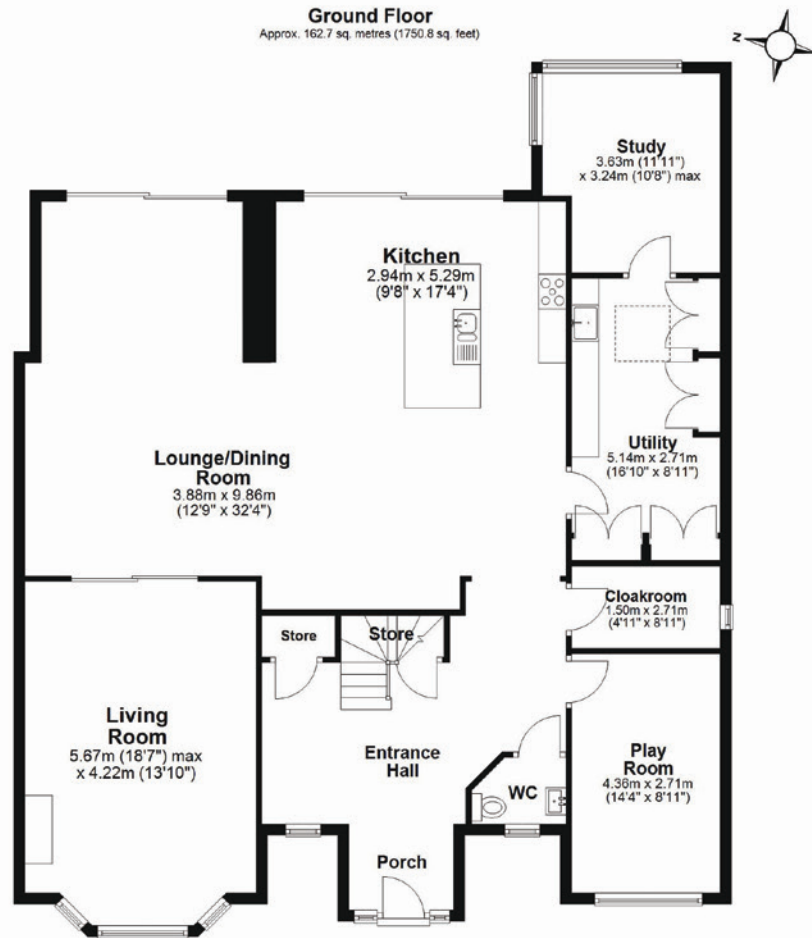
To the rear, the gardens are a truly exceptional feature of the property, extending across beautifully landscaped grounds that have been carefully curated to create a series of distinct outdoor spaces. Mature trees, established planting and sweeping well-tended lawns combine to create a picturesque, park-like setting that offers both beauty and privacy throughout the seasons. Expansive split-level terraces span the rear elevation, providing superb areas for outdoor dining and entertaining, while a hot tub adds an element of luxury and relaxation. A contemporary open-sided garden pavilion creates an elegant focal point within the grounds, complemented by a dedicated sunken firepit terrace that offers a unique and inviting space for evening gatherings. The result is a remarkable outdoor environment that has been lovingly developed and maintained, providing an idyllic extension of the home's exceptional living accommodation.

Located within the highly sought-after village of Little Baddow, renowned for its picturesque countryside, National Trust woodlands and areas of outstanding natural beauty, the property enjoys an enviable setting that perfectly balances rural tranquility with everyday convenience. The area is particularly well regarded for its excellent educational provision, offering a wide choice of both state and independent schools. Nearby options include Elm Green Preparatory School within the village and Heathcote Preparatory School, while highly regarded state schools include Danbury Park Community Primary School and St John's Church of England Primary School. The neighbouring village of Danbury, just a short drive away, provides an excellent range of amenities including the Country Park, as well as local shops, a library, healthcare facilities and a sports and leisure centre. The prestigious New Hall School is approximately fifteen minutes away by car, while the city of Chelmsford offers an extensive selection of shopping, dining and leisure facilities together with fast and frequent rail services to London Liverpool Street, making this a superb opportunity to enjoy an exceptional contemporary country lifestyle in one of Essex's most desirable locations.









Total area: approx. 303.8 sq. metres (3269.8 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines

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Council Tax Band: G
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 12293451 Registered Office: F&C Area 25 Limited, 46 Hullbridge Road, South Woodham Ferrers CM3 5NG. Printed 22.06.2026



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