



High Pastures, Little Baddow , CM3 4TS
Price £1,250,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

www.churchandhawes.com
58 Main Road, Danbury, Essex, CM3 4NG
Tel: 01245 225853
danbury@churchandhawes.com

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Nestled in the picturesque area of High Pastures, Little Baddow, Chelmsford, this remarkable detached house presents a unique opportunity for discerning buyers. Spanning an impressive 3,761 square feet, this property boasts three spacious reception rooms and four well-appointed bedrooms, making it an ideal family home.

Built to individual specifications, this residence offers a solid foundation for a new family to enhance and personalise it for future generations. The layout is thoughtfully designed, providing ample space for both relaxation and work. With the potential for further extension, subject to planning permission, this home can easily adapt to your evolving needs, whether you require additional living space or a dedicated home office.

One of the standout features of this property is the outdoor pool, which promises to be the centrepiece of summer gatherings. The large patio area and stunning west-facing garden create an inviting atmosphere, perfect for hosting lavish parties or enjoying quiet evenings under the setting sun.

This house is not just a home; it is a canvas for your dreams and aspirations. With its generous proportions and versatile spaces, it is a true once-in-a-generation purchase opportunity. Embrace the chance to create lasting memories in this exceptional property, where comfort and elegance meet in a tranquil setting.



Entrance Hall 7'3"x 3'2" (2.21mx 0.99m)

Hallway 18'2" x 8'2" (5.54m x 2.49m)

Lounge 26'6" x 15'1" (8.08m x 4.60m)

Snug 13'5" x 12'2" (4.11m x 3.71m)

Dining Room 15'10" x 13'10" (4.83m x 4.24m)

Cloakroom 10'5" x 5'4" (3.18m x 1.65m)

kitchen/diner 19'5" x 11'10" (5.92m x 3.61m)

Utility Room 16'7" x 7'6" (narrows to 4'7") (5.08m x 2.29m (narrows to 1.42m))

Inner Lobby 9'1" x 3'10" (2.77m x 1.19m)

Office 11'1" x 9'3" (3.40m x 2.82m)

Conservatory 17'10" x 16'4" (5.44m x 5.00m)

Walk in Larder 10'7"x.3'2" (3.23x0.97)

Principle Bedroom 22'2" x 12'7" (6.76m x 3.86m)

En Suite 11'8" x 10'2" (3.56m x 3.12m)

Bedroom 2 14'11" x 14'2" (4.55m x 4.32m)

Bedroom 3 14'11" x 11'8" (4.55m x 3.56m)

Bedroom 4 13'5" x 11'10" (4.11m x 3.63m)

Bathroom 9'8" x 7'10" (2.95m x 2.41m)

Double Garage 19'1" x 18'9" (5.82m x 5.74m)
Leads into

Workshop 12'7" x 8'5" (3.86m x 2.57m)
Leads iinto

Games Room 19'7" x 12'7" (5.97m x 3.86m)

Changing Room 8'3" x 6'3" (2.54m x 1.91m)

Agents Notes, Money Laundering & Referrals
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.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per person (including VAT) will apply.

These checks must be completed and successfully verified before we are able to progress with the purchase.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

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.







**APPROX INTERNAL FLOOR AREA
(INCLUDING GARAGE AND STORE ROOM)
349 SQ M 3761 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.

Copyright Church & Hawes





