



**Church  
Hawes**  
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**Darcy Rise, Little Baddow , Essex CM3 4SN**  
**£925,000**

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Set along one of Little Baddow's most sought-after private roads, this detached family home occupies a secluded south-westerly facing plot, surrounded by an established setting of individual properties and offering both privacy and charm.

The property provides generous accommodation, ideally suited to modern family living. A standout feature is the triple-aspect sitting room, filled with natural light and offering a wonderful space for relaxation and entertaining. Along with a separate dining room there is a well-appointed kitchen breakfast room designed as the heart of the home. A separate utility room adds further practicality.

Upstairs, the home boasts four well-proportioned bedrooms, including two with en-suite bathrooms, alongside a family bathroom.

Externally, the property affords a detached double garage and a beautifully secluded plot enjoying a desirable south-westerly aspect—ideal for making the most of afternoon and evening sun. Offering excellent potential for extension (subject to the necessary consents), allowing buyers the opportunity to further enhance this home.

Perfectly positioned for those who enjoy the outdoors, the property is surrounded by a wealth of picturesque woodland & countryside walks, adding to its appeal as a tranquil yet well-connected family residence.

Within the village and closeby is the renowned Elm Green Preparatory school, along with a cricket club, restaurant and a public house. Paper Mill Lock & Tea Rooms are just a short distance away.

This is a rare opportunity to acquire a home in one of Little Baddow's most favoured locations.



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.

## FIRST FLOOR

**Master Bedroom 13'5 x 11'2>9'2 (4.09m x 3.40m>2.79m)**

**En-Suite 10'9 x 5'6 (3.28m x 1.68m)**

**Bedroom Two 11'8 x 10'2>8'2 (3.56m x 3.10m>2.49m)**

**En-Suite 7'4 x 5'6 (2.24m x 1.68m)**

**Bedroom Three 11'8 x 8'4 (3.56m x 2.54m)**

**Bedroom Four 10'4 max x 8'5>7' (3.15m max x 2.57m>2.13m)**

**Family Bathroom 8' x 5'5 (2.44m x 1.65m)**

**Landing**

## GROUND FLOOR

**Entrance Porch & Hall**

**Cloakroom**

**Sitting Room 24'4 x 13'2>11' (7.42m x 4.01m>3.35m)**

**Dining Room 18'1 x 9'7 (5.51m x 2.92m)**

**Kitchen Breakfast Room 18'4 x 9'9 (5.59m x 2.97m)**

**Utility Room 10'1 x 5'5 (3.07m x 1.65m)**

## EXTERIOR

Set along a private tarmac no through road serving just a few other properties. Lawn garden at front and shingle driveway leading to:

**Large Double Garage 23'2 x 16'4 (7.06m x 4.98m)**

## Rear Garden

South westerly facing.

## Agents Note:

The property has gas radiator central heating and is fully double glazed. We understand a new boiler and electric consumer unit were installed in 2024. We understand fibre broadband will be available in the road shortly.

## Agents Notes, Money Laundering & Referrals

AGENTS NOTE: 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.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale.

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.



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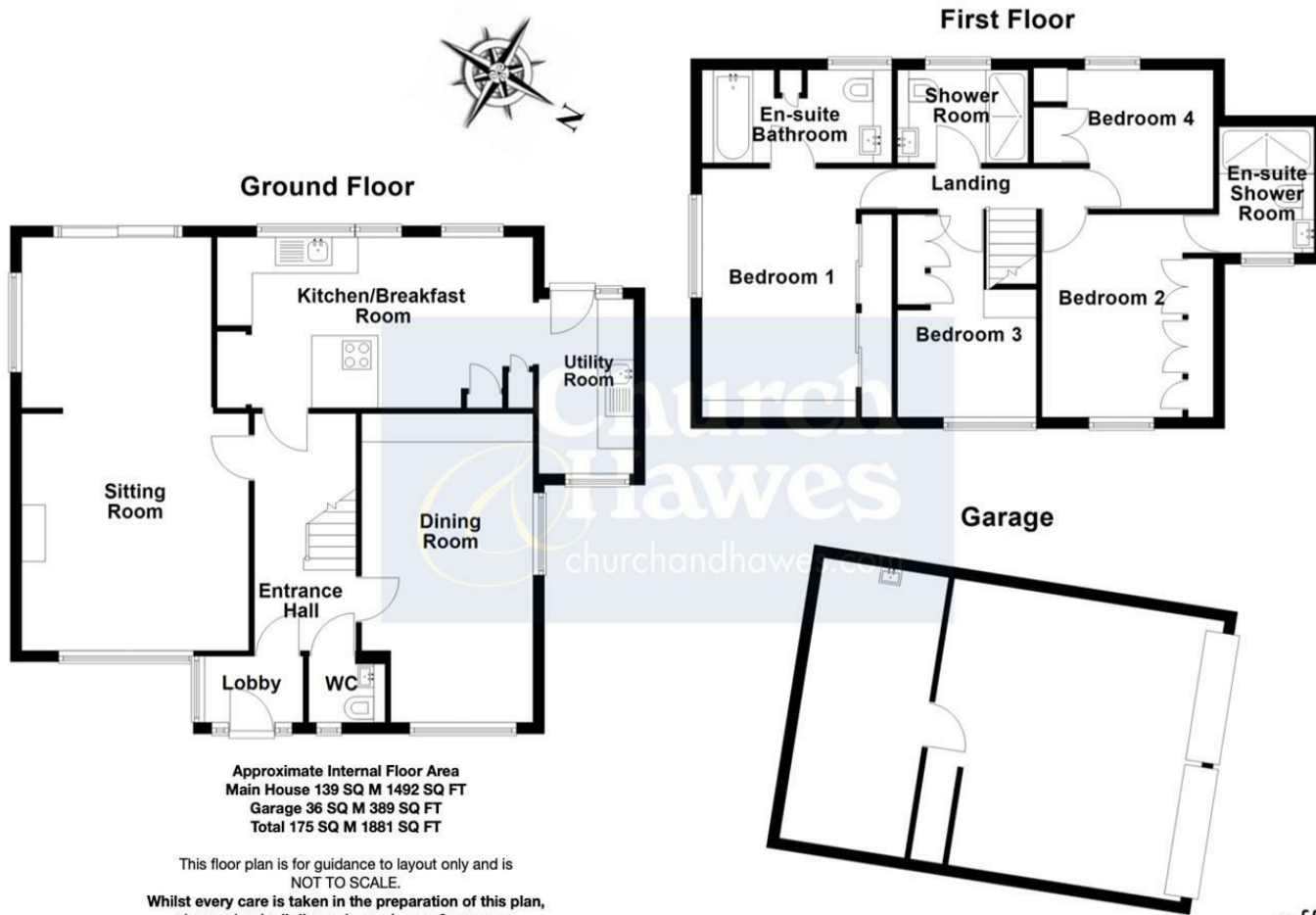


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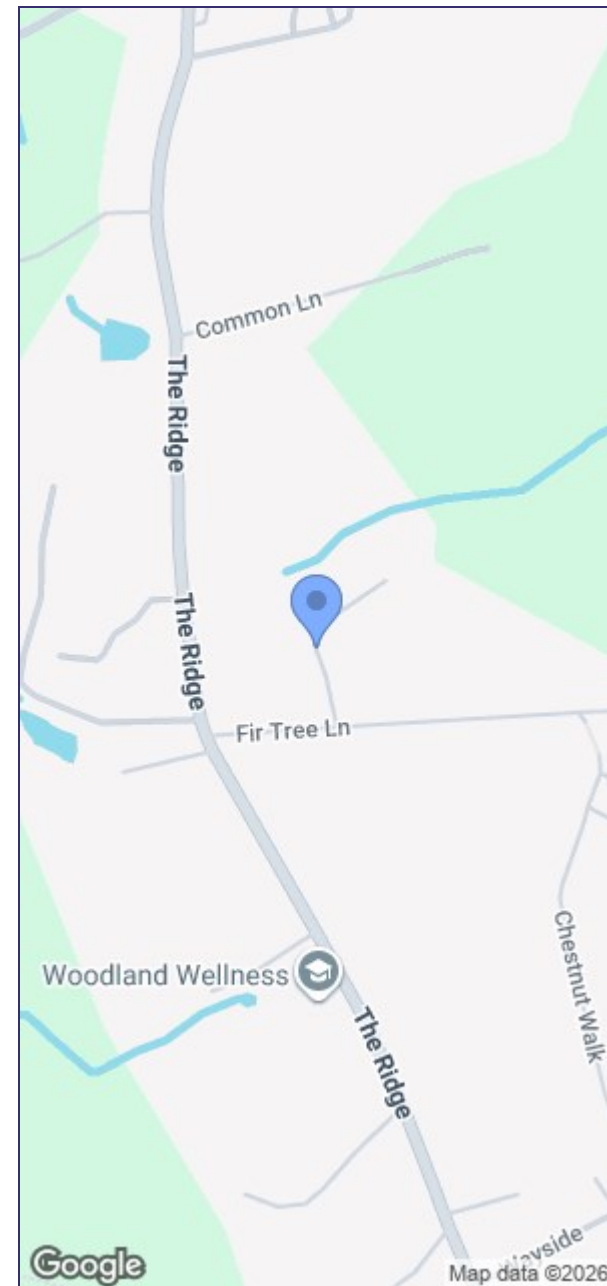


Approximate Internal Floor Area  
 Main House 139 SQ M 1492 SQ FT  
 Garage 36 SQ M 389 SQ FT  
 Total 175 SQ M 1881 SQ FT

This floor plan is for guidance to layout 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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