


Colam Lane, Little Baddow , CM3 4SY
£900,000

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

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Occupying an exceptional southerly aspect plot of approximately 0.84 acres*, this substantial four bedroom detached residence enjoys a prestigious position along one of Little Baddow's most desirable country lanes. Set centrally within its generous grounds, the property is approached via an impressive carriage driveway and surrounded by mature, established gardens, offering a wonderful sense of privacy and seclusion. The existing accommodation includes four bedrooms, three reception rooms, a kitchen and two bathrooms, providing an excellent foundation for further enhancement. Of particular appeal is the exciting potential to substantially extend or replace the existing dwelling to create a bespoke family home, subject to the necessary planning consents. Little Baddow is one of Essex's most sought after villages, renowned for its picturesque countryside, woodland walks and excellent local schooling, whilst Chelmsford, Beaulieu Park and Hatfield Peverel provide convenient mainline railway connections to London. A rare opportunity to acquire a substantial plot in a truly exceptional semi-rural setting. Plot size subject to land survey. Energy Rating F.







**FIRST FLOOR**

**Landing**

**Bedroom One 16'3 x 11'10 (4.95m x 3.61m)**

**Bedroom Two 12' x 11'9 (3.66m x 3.58m)**

**Bedroom Three 12' x 9'2 (3.66m x 2.79m)**

**Bedroom Four 12' > 7'10 x 9'2 (3.66m > 2.39m x 2.79m)**

**Bathroom 7'8 x 5'4 (2.34m x 1.63m)**

**GROUND FLOOR**

**Hallway**

**Lounge 13'11 x 12' (4.24m x 3.66m)**

**Dining Room 12' x 11'10 (3.66m x 3.61m)**

**Reception Room 12' x 9'2 (3.66m x 2.79m)**

**Kitchen 12' x 9'2 (3.66m x 2.79m)**

**Glass Room**

**EXTERIOR**

**Rear Garden**

**Outbuildings**
Workshop/Shed/Store, Garage (Requires Replacement)

**Front Garden**

**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.




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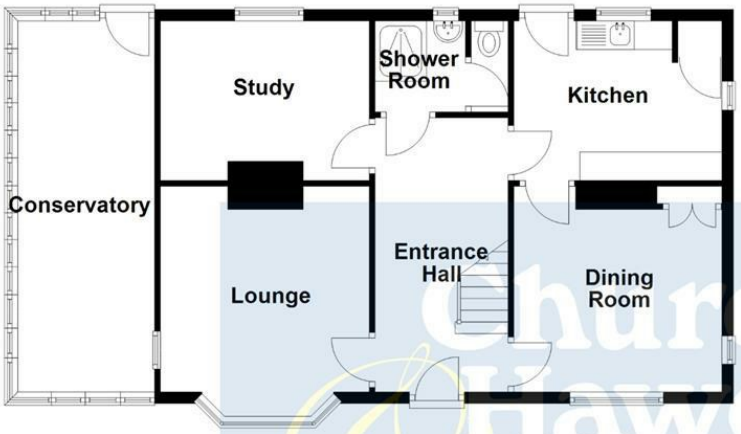




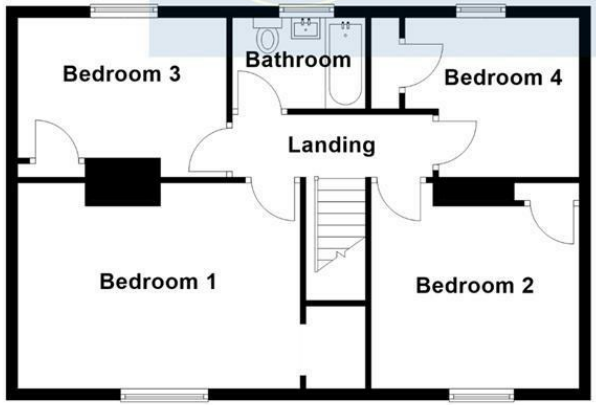

**APPROX INTERNAL FLOOR AREA**
**MAIN HOUSE 145 SQ M 1554 SQ FT**
**OUTBUILDING 17 SQ M 180 SQ FT**
**TOTAL 162 SQ M 1734 SQ FT**

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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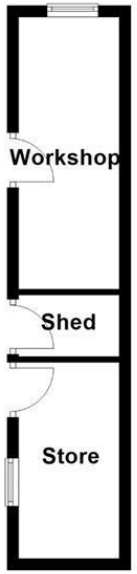
## Ground Floor




## First Floor




## Outbuilding

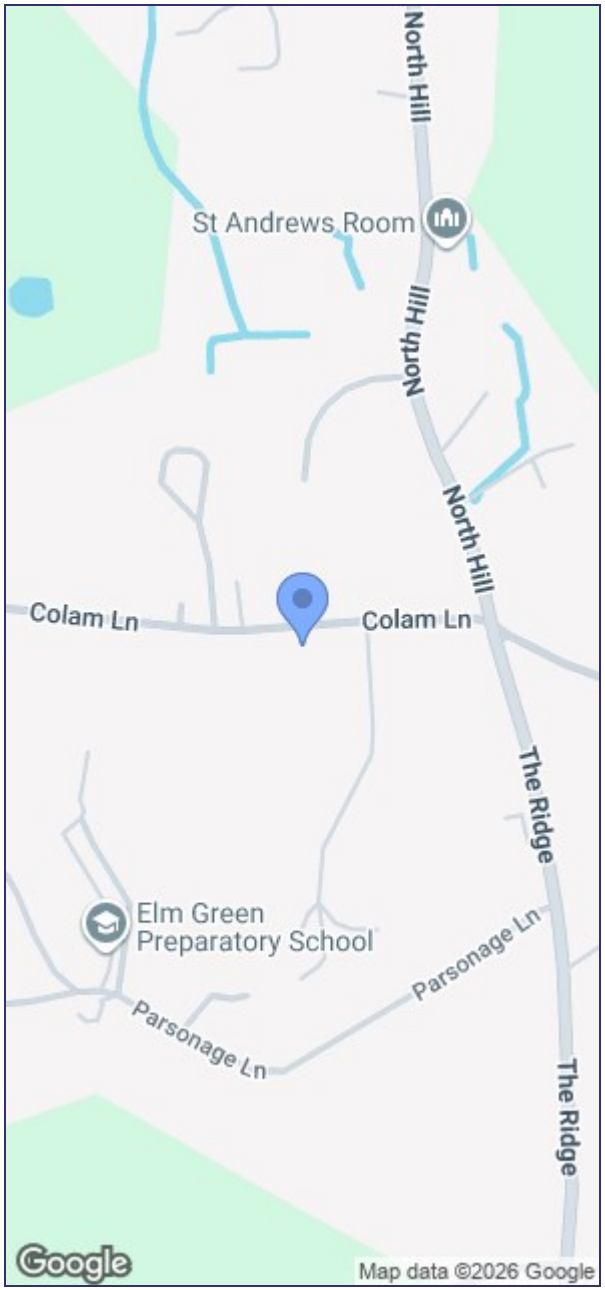






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