



Good Graces
Little Baddow, Essex

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Good Graces, Graces Lane, Little Baddow, Chelmsford, Essex, CM3 4AX

Little Baddow lies at the heart of the Chelmer Valley, which is a picturesque conservation area surrounded by a wealth of national trust and heathland, a sought after address within the commutable country of Essex. The village is home to a highly regarded prep school (Elm Green), two village halls, two church's and two attractive pubs (The Generals Arm and The Rodney). The village also benefits from its own sports ground which is home to the local cricket club. Excellent transport links are provided to the A12 (2.4 miles) and Chelmsford train station (5.6 miles). Little Baddow lies just north of the larger village of Danbury which itself provides an extensive range of shops, amenities, and schools (including Heathcote Primary School and Nursery) and is only five miles due east from the county city of Chelmsford. Chelmsford City has an excellent choice of facilities including a shopping centre, two outstanding grammar schools, a station on the main line to London Liverpool Street and access onto the A12.

Good Graces is a distinctive six bedroom (five en-suite) detached individual country residence, inspired by gothic architecture, and completed to an outstanding specification throughout. Located on the highly regarded Graces Lane amidst a hand full of individual, largely historic detached properties located with the much sought after village of Little Baddow and enveloped by protected woodland. Set well back from Graces Lane behind twin electric gates, the property has remained true to traditional craftsmanship styles and inspirations whilst incorporating cutting edge design features and bespoke materials. Ideally suited as a family home lying within convenient reach of the A12 trunk road and commuter links to Liverpool Street with the principal residence offering approximately 3,900sq ft of internal floor area with a further 750sq ft of versatile outbuildings. Set within private grounds of approximately 1.14 acres, the property further benefits from a triple garage/cartlodge block, herringbone pattern brick work, gardens to front and rear and views across protected land within ownership of the National Trust.

A six bedroom (five en-suite) detached contemporary residence inspired by gothic architecture offering an accommodation schedule of approximately 3,900sq ft with a further 750sq ft of versatile outbuildings. Further benefits to the property include a triple garage/cartlodge block, total plot size of approximately 1.14 acres and established, well-screened gardens enveloped by woodland with views across National Trust owned land.

Herringbone patterned brick work and steps rising to a panel glazed heavy timber door opening to:

ENTRANCE PORCH: 5' 10" x 4' 2" (1.80m x 1.29m) With a wealth of exposed red brick work, hand carved lintel detailing and panel glazed bespoke timber door opening to:

ENTRANCE HALL: 30' 1" x 6' 2" + 7' 1" x 6' 11" (9.17m x 1.89m + 2.17m x 2.12m) Set beneath nine-foot ceiling heights with detailed cornicing, double glazed casement window range to front and stripped engineered timber flooring with underfloor heating throughout. Staircase off rising to first floor.

SITTING ROOM: 20' 9" x 13' 4" (6.31m x 4.03m) Affording a dual aspect with casement window to side and french doors opening to the Indian sandstone rear terrace with border wall and views across the private, well-screened rear gardens. Deep skirting, detailed cornicing and fireplace with inset wood burning stove and stone hearth. Integrated Bose audio system and door to:

DINING ROOM: 13' 1" x 9' 5" (4.00m x 2.91m) Set to the front elevation of the property with casement window to front, engineered oak flooring with underfloor heating throughout and deep skirting.

KITCHEN/BREAKFAST ROOM: 30' 9" x 13' 0" (9.30m x 3.90m) A bespoke, handmade stonehams fitted kitchen with extensive range of soft close

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units with granite preparation surfaces and upstands above. Franke stainless steel single sink unit with mixer tap above and casement window range to front. The kitchen is fitted with an extensive range of appliances including a double Gaggenau combination oven/grill plate warmer, full height fridge, freezer and wine cooler. Further fitted appliances include a fully integrated Gaggenau hob within an outstanding granite topped island with ceiling extraction above and dishwasher. A five door AGA is set within a granite edged recess with extensive range of floor to ceiling storage units, corner pull out cutlery drawers and units, LED spotlights and porcelain tiled flooring with underfloor heating throughout. Step up and french doors opening to the Indian sandstone rear terrace and gardens.

UTILITY ROOM: 10' 9" x 6' 6" (3.30m x 2.0m) Fitted with a matching range of shaker style fitted base and wall units with quartz preparation surfaces over and upstands above. Franke ceramic single sink unit with mixer tap above and casement window range to rear. Space for appliances including a washing machine/tumble dryer with floor to ceiling storage solutions, LED spotlights, cornicing and casement window range to rear. Door to:

REAR HALL: 5' 10" x 4' 10" (1.79m x 1.48m) With porcelain tiled flooring throughout, cloaks storage with seating area and LED spotlights. Detailed cornicing and half height panel glazed door to outside.

CLOAKROOM (accessed via entrance hall): 6' 1" x 4' 0" (1.87m x 1.22m) With wall hung ceramic WC, oval ceramic wash hand basin within a gloss fronted curved fitted unit, wall mounted heated towel radiator and Duravit wall mounted fitted mirror. Recessed fitted shelving within a tiled effect feature wall.

STORE ROOM (accessed via entrance hall): A versatile room providing an additional ground floor storage space.

First Floor

LANDING: 30' 1" x 6' 2" (9.19m x 1.89m) With triple gothic style window range to front, staircase rising to second floor, detailed cornicing and deep skirting. Door to:

BEDROOM 1: 21' 4" x 13' 2" (6.50m x 4.0m) With casement window range to front affording elevated views across the gardens and rolling farmland beyond. Further picture window to side, deep skirting and detailed cornicing. Door to:

DRESSING ROOM: 13' 2" x 9' 2" (4.0m x 2.70m) With casement window range to rear affording views across the gardens and land beyond. Door to:

EN-SUITE BATHROOM: 11' 1" x 10' 4" (3.40m x 3.20m) A high specification, well finished en-suite bathroom fitted with geberit fitted ceramic WC, wash hand basin with axor twin taps within a floating unit, sunken bath with Hansgrohe attachment and step up to a walk in shower with both mounted and handheld shower attachment, wall mounted shower controls and wall mounted heated towel radiator. LED spotlights.

BEDROOM 2: 13' 3 x 12' 8 (4.0m x 3.80m) With casement window range to rear affording views across the gardens, deep skirting and detailed cornicing throughout.

JACK AND JILL EN-SUITE SHOWER ROOM: 9' 5 x 6' 6" (2.9m x 2.0m) With fully tiled porcelain flooring and walls, fitted with Duravit wall hung ceramic WC, floating wash hand basin with gloss fronted storage below and fully tiled separately screened shower with both mounted and handheld shower attachments. Wall mounted heated towel radiator and casement window to side.

BEDROOM 3: 13' 3 x 10' 9" (4.0m x 3.30m) With casement window to front affording elevated views across the gardens and undulating farmland beyond.

BEDROOM 4: 11' 2" x 10' 9" (3.41m x 3.30m) With casement window range to rear, detailed cornicing, skirting and door to:

EN-SUITE SHOWER ROOM: 6' 9 x 4' 9" (2.1m x 1.47m) With porcelain tiling and fitted with Duravit ceramic WC, floating wash hand basin with gloss fronted storage unit and fully tiled separately screened shower with shower attachment. Picture window to rear affording views across the gardens.

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Second Floor

LANDING: With LED spotlights and door to:

BEDROOM 5: 22' 9 x 20' 0" (12' 0") (6.96m x 6.08m (narrowing to 3.66m))
A second floor bedroom providing considerable additional bedroom/living space with archway gothic style window to front, further casement windows to front and rear, LED spotlights and integrated audio speakers. Door to:

EN-SUITE SHOWER ROOM: 10' 5" x 8' 11" (3.18m x 2.72m) Fitted with Duravit wall hung WC, oval wash hand basin within a floating unit with mixer tap above, free standing bath with separate shower attachment and fully tiled separately screened shower with both mounted and handheld shower attachments. LED spotlights and gothic archway window to rear.

BEDROOM 6: 30' 10" x 23' 0" (11' 8") (9.40m (narrowing to 3.57m) x 6.97m)
With picture window to front and rear, gothic style archway window to front and rear, LED spotlights and integrated audio speaker system. Door to:

EN-SUITE SHOWER ROOM: 7' 0" x 4' 9" (2.01m x 1.48m) With a porcelain tiled finish and fitted with ceramic WC, Duravit wash hand basin with a floating gloss fronted base unit and fully tiled separately screened shower within both mounted and handheld shower attachment. Wall mounted heated towel radiator, LED spotlights and picture window to rear.

Outside

The property is located on Graces Lane, set behind twin electric gates with brick struts opening into a sweeping driveway providing space for in excess of 20 vehicles. Direct access is provided to the:

GARAGE/CARTLODGE: 20' 0" x 9' 10" (6.10m x 3.0m) A three bay, high specification garage/cartlodge with two electric roller doors, open fronted cartlodge, workshop/store room to side and light and power connected.

The property is centrally positioned within its 1.14 acre plot with established hedge line border to front, feature archway with surrounding brickwork opening

to a herringbone patterned brick pathway ideally placed to enjoy the southerly front aspect. An imposing country home of exceptional aesthetic appeal, side access is provided to the Indian sandstone raised terrace which is bordered by a low level brick wall providing an ideal seating/entertaining area with steps descending to a single expanse of lawn with both hedge and fence line border. Providing an outstanding rear aspect with easy access to a network of public footpaths, National Trust owned land and protected green space.

AGENTS NOTES: The property benefits from a bank of 11 solar panels set into the ground to off-set electricity operating costs. Please contact David Burr Leavenheath for further details.

SERVICES: Mains water and electricity are connected. Heating provided via an Air Source Heat Pump. Private drainage via a Klargestor Biodisc treatment system. **NOTE:** None of these services have been tested by the agent.

BROADBAND SPEED: Up to 1000Mbps (source Ofcom).

PHONE COVERAGE: Three, O2 and Vodafone (source Ofcom).

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EPC RATING: B. A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Chelmsford City Council, Duke Street, Chelmsford, Essex, CM1 1JE. **BAND:** H

VIEWING: Strictly by prior appointment only through DAVID BURR.

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