



Spring Elms Lane
Little Baddow Essex CM3 4SG
Guide Price £1,795,000

Spring Elms Lane, Little Baddow, Essex CM3 4SG

Located in one of Essex's most sought after villages and occupying a remarkable plot approaching 5.5 acres, 'Herons' presents a magnificent opportunity for families seeking the ideal lifestyle home; occupying a private, rural setting, yet within easy reach of all local amenities, including great schooling.

The property enjoys glorious, mature grounds, offering total privacy and a range of excellent outbuildings to include a gym/studio/triple carport, plus a further triple garage/garden store, and a further double garage adjoining the house – a motoring enthusiast's dream. A superb heated swimming pool is well-positioned and surrounded by an entertaining terrace.

The outlooks from each window are delightful, with woodland, mature trees & shrubs, and rolling lawns to all aspects. Internally the accommodation extends to some 3,400 sq ft, offering four reception rooms to the ground floor, five bedrooms at first floor level, with en-suites to the two principal bedrooms, plus walk-in wardrobe to the master bedroom. There is also a loft room, which offers potential for conversion (the views from this floor would be magnificent). The bespoke kitchen is the heart of this home, centred around an island with oil-fired Aga and a full range of appliances. A cloakroom/wc & utility room also feature on the ground floor.

The detached gym/studio also offers potential for annexed accommodation, subject to the usual consents, and for the equestrian family, there is ample space for stabling and associated facilities, again subject to planning.





ENTRANCE HALL
GROUND FLOOR CLOAKROOM

STUDY
9'10 x 9'4 (3.00m x 2.84m)

SITTING ROOM
24'4 x 17'8 (7.42m x 5.38m)

LOUNGE
28'5 x 13'10 (8.66m x 4.22m)

KITCHEN/DINING/FAMILY ROOM
31'0 x 15'6 (9.45m x 4.72m)

UTILITY ROOM
9'11 x 9'11 (3.02m x 3.02m)

PANTRY

W/C

FIRST FLOOR LANDING

MASTER BEDROOM
18'9 x 17'0 (5.72m x 5.18m)

EN-SUITE SHOWER ROOM

BEDROOM TWO
17'9 x 14'1 (5.41m x 4.29m)

EN-SUITE BATHROOM

BEDROOM THREE
17'0 x 14'0 (5.18m x 4.27m)

BEDROOM FOUR
14'0 x 9'11 (4.27m x 3.02m)

BEDROOM FIVE
10'6 x 10'0 (3.20m x 3.05m)

BATHROOM

GARAGE
17'11 x 16'8 (5.46m x 5.08m)

SECOND GARAGE
31'10 x 18'1 (9.70m x 5.51m)

CART LODGE
28'11 x 18'5 (8.81m x 5.61m)

GYM
19'5 x 18'9 (5.92m x 5.72m)

CART LODGE - FIRST FLOOR

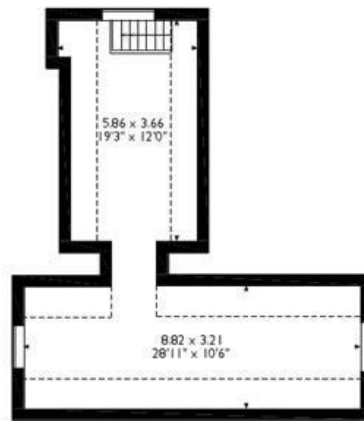
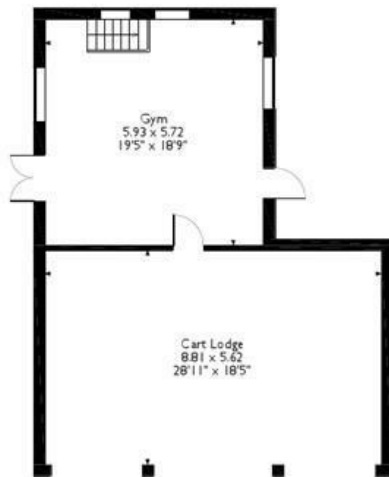
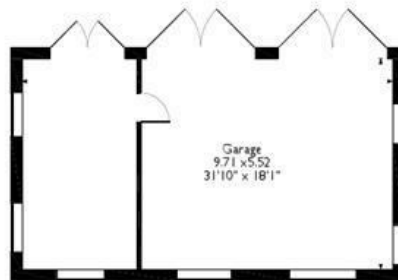
ROOM ONE
28'11 x 10'6 (8.81m x 3.20m)

ROOM TWO
19'3 x 12'0 (5.87m x 3.66m)





Spring Elms Lane, Little Baddow
 Approximate Gross Internal Area
 Main House = 315 Sq M/3389 Sq Ft
 Outbuilding/Garage = 197 Sq M/2113 Sq Ft

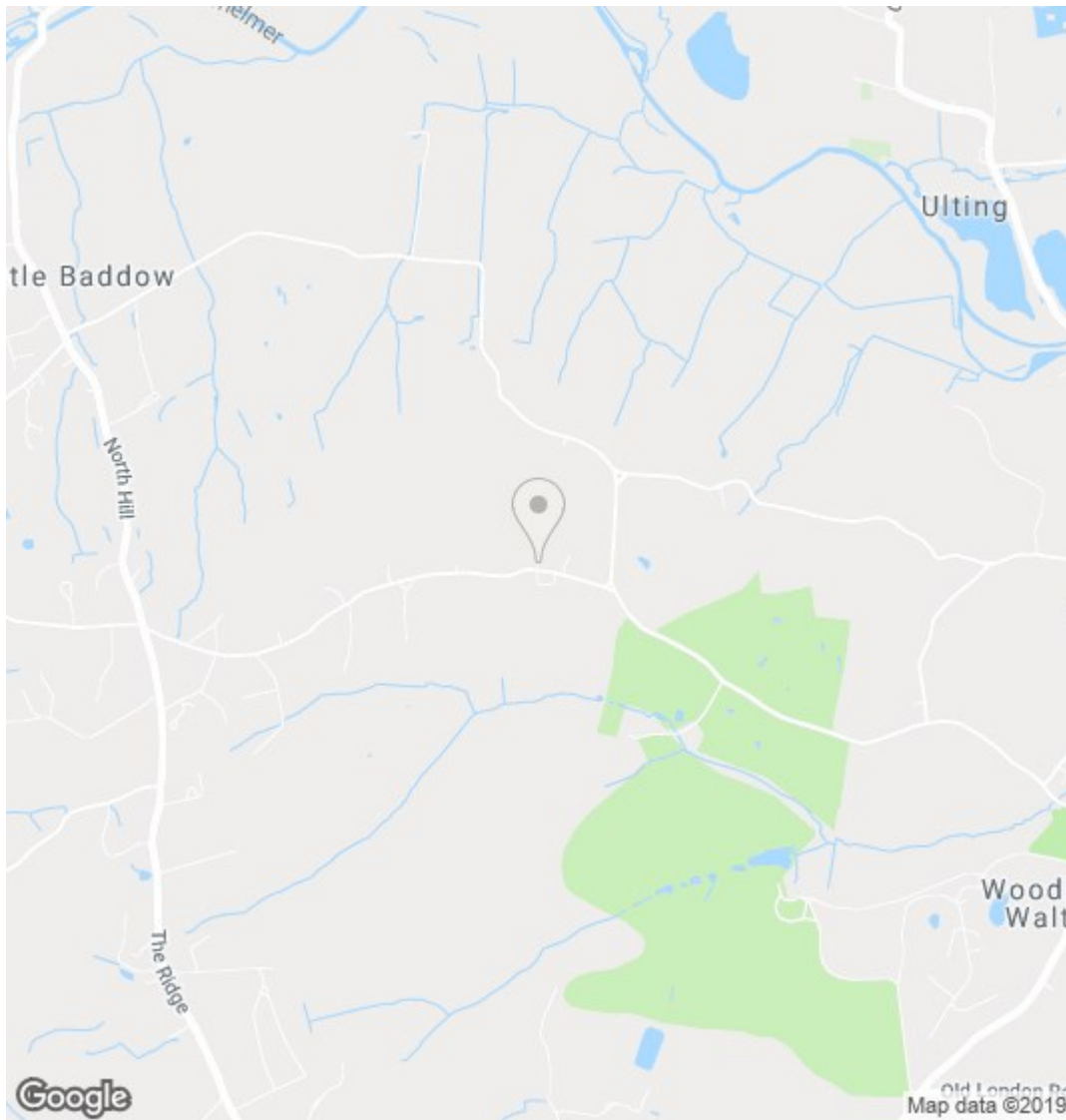


Cart Lodge/Gym Ground Floor

Cart Lodge/Gym First Floor

Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	33	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		60
(39-54) E	32	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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