



Grade II* listed property in a village location

Badynghams, Banbury Square, Great Waltham, Chelmsford

Freehold

savills



Set in the heart of a conservation area in this popular and picturesque village • Many period features throughout including Elizabethan fireplaces • Separate study - ideal to work from home • Cottage-style courtyard garden •

Badynghams is located in the village of Great Waltham, 3 miles north of Chelmsford. Located on the village green, it sits within the conservation area, between the medieval church and the 18th century landscape of Langley's deer park.

Great Waltham benefits from a Post Office, village shop, café, hairdressers, British Legion hall, two public houses, a cricket and football pitch, a primary school and a large playground alongside the village hall. There is a vibrant village community with many social, sporting and cultural events taking place throughout the year. From gardening to art clubs, drama and concerts, and children's sports, to regular exchanges with our French twin Ceyrat, there are countless opportunities to socialise.

Chelmsford city offers fast rail links to Liverpool Street and north to Norwich and Ipswich. The city with its comprehensive shopping centre, also offers leisure facilities such as an ice rink, swimming pools and gyms. First class secondary education is available within 4 miles at the King Edward Grammar School and

Chelmsford County High School for Girls, Felsted School and New Hall. Further education is also on offer at Chelmsford College, Writtle University College and Anglia Ruskin University, all a short distance away. There is a bus service from the village to Chelmsford Station and direct into the Stansted Airport terminal. Great Waltham is 5 miles from the A120 which connects to Stansted, and east to Colchester, and the M11 north to Cambridge and south to London. The M25 can be accessed from the M11 south or via Chelmsford and the A12, an alternative route into London.

History

This unique and enchanting building has a long and interesting history. Badynghams is named after John and Agnes Badyngham who appear in the earliest written record of the property, dating to 1371. Various renovations and additions have been made to the property over subsequent years and in 1992 a significant investment was made restoring and replacing bricks and timbers to allow this exceptional house to continue its journey and be enjoyed for



years to come. Further details on the history of the property and its owners is available upon request.

Description: Badynghams is accessed through the small parterre courtyard garden facing the village green. The imposing old oak front door gives onto a small hall in the stair tower and directly into the sitting room. The house also has a side door to the church path and rear door to the garden. It has well proportioned rectangular rooms with high ceilings and eight original fireplaces.

The sitting room, dining room, and two bedrooms overlook a planted border and path towards the church. To the side of the dining room is the kitchen, fitted with custom oak units, a large Aga, dishwasher, washing machine, drier and boiler. It faces over the garden, with a window overlooking the main door. A small lobby area from both gives access via another ancient door onto the back garden. On the far side of the sitting room and independently accessed, if required, is a further reception room, currently used as a home office. Within the hallway there is a separate downstairs cloakroom.

There are two oak staircases, one in the front stair tower, one at the side entrance. Upstairs are four double

bedrooms, two bathrooms and an independent shower, built en suite into a chimney breast. Two bedrooms overlook the church, one the garden and on the far side there are extensive views over beautiful landscape of Langleys park.

The Elizabethan inspired cottage garden is enclosed by mature shrubs and a tall beech hedge. It has a brick paved terrace containing a formal rectangular pond and gate to the churchyard. The upper garden includes topiary yews and a paved path, connecting with the independent double garage. The garden is stocked with many beautiful plants including roses, acanthus, alliums, box and a vine. Beyond the garage is a small garden store area and oil tank.

Services: Mains water, electricity and drainage.

Directions

From Chelmsford, proceed north on the Broomfield Road (B1008), passing through Broomfield until the mini-roundabout (signed Broomfield Hospital to left), continue straight ahead for quarter of a mile and take the left hand turning signed to Great Waltham. On entering the village Badynghams will appear to the right, beyond the War Memorial on the village green.

Viewing: Strictly by appointment with Savills.





Badynghams, Great Waltham

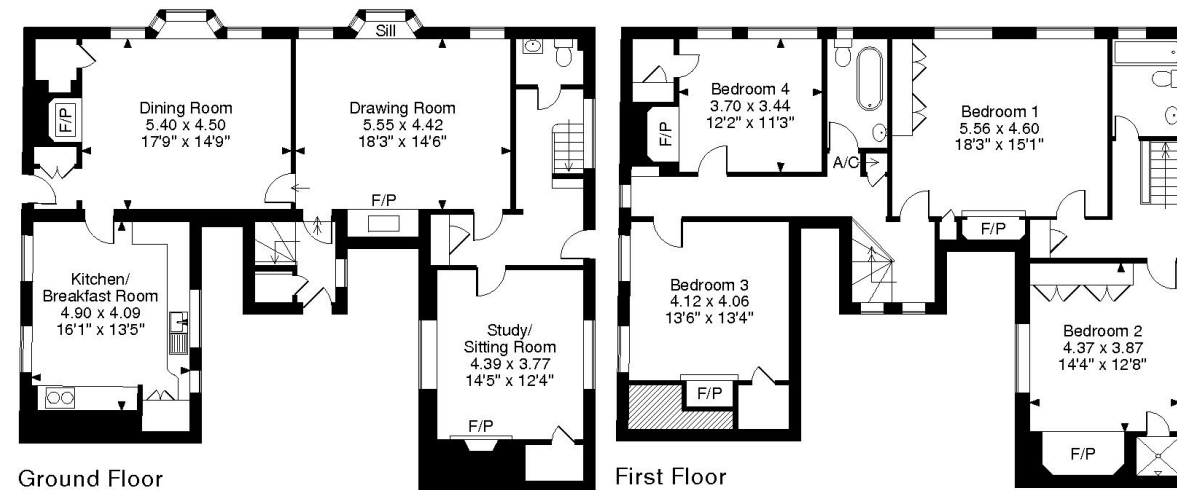
Gross internal area (approx.)

235 sq m (2534 sq ft)

For identification purpose only. Not to scale.

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Denotes restricted head height



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