



Charming semi-detached property in a semi-rural village

20 Wickhay Cottages, Little Baddow, Chelmsford

Guide £625,000 Freehold

savills



Well presented accommodation • Ground floor bedroom
• Stunning kitchen/family room • Detached studio, garage and workshop • Popular semi-rural setting

Local Information

Danbury: 2 miles; Hatfield Peverel train station: 4.5 miles; Witham: 6 miles; Chelmsford: 7 miles. All distances approximate.

The property is located in the delightful semi-rural village of Little Baddow which is positioned to the east of Chelmsford city centre.

Little Baddow is a haven for walkers and is well known for its bluebell woods. The Chelmer and Blackwater canal is an area recognised for its natural beauty with boating, fishing, walking and other leisure facilities accessed from the popular Paper Mill Lock. Little Baddow has a thriving community and is situated between Danbury to the south and Hatfield Peverel to the north. The village is surrounded by open countryside and woodland, much of which is protected by the Essex Wildlife Trust and the National Trust.

The neighbouring village of Danbury offers a range of local facilities which include the popular schools of Elm Green and Heathcote as well as Danbury Park School. Amenities within the village of Danbury include a local Co-op supermarket, public houses and a parish church. For the commuter, Chelmsford has park & ride facilities, with the mainline railway station

approximately 6 miles to the west of Little Baddow.

Chelmsford city centre offers a more extensive range of shopping and leisure activities with both state and private schooling available.

For the commuter rail services can be found at Hatfield Peverel and Chelmsford with its direct links to London Liverpool Street. By road there is easy access on the A12 dual carriageway leading to the coast to the north and London to the south.

About this property

The property has been tastefully modernised and in brief comprises sitting room, open-plan kitchen/dining/family room, utility room, ground floor bedroom and bathroom, whilst to the first floor there are the two remaining bedrooms and a separate shower room. Externally there is a useful studio providing an ideal work from home space.

From the entrance hall stairs lead to the first floor with an understairs storage cupboard. To the front of the house is a bedroom with a built-in wardrobe. The ground floor bathroom is well equipped and comprises low level w.c, pedestal wash hand basin and free-standing bath. The spacious sitting room includes an attractive feature fire with double



door leading to the open plan kitchen/diner/family room. This magnificent room includes a pitched glazed atrium providing a vast amount of natural light. The kitchen has been fitted to a good standard and comprises a range of cottage-style units with work surfaces and space for appliances. There are double doors to the rear elevation opening out to the garden. Concluding the accommodation is the utility room providing further work and storage space.

To the first floor there are two bedrooms with hanging recess and a modern fitted shower room comprising a white three piece suite.

Outside

The property is comfortably set back from the road, backing onto open fields with a spacious front garden and a pathway leading to the entrance door. The front garden provides hedged borders and is mainly laid to lawn. There is side access leading to the rear of the garden which includes an attractive terraced seating area with a path leading to the rear of the garden. The garden has been planted with an array of flowers and shrubs which provides a wealth of colour and seclusion and is enclosed by panel fencing. To the rear of the garden there is a detached timber framed studio and adjoining garage with adjacent workshop. To the front of the garage and workshop is a drive providing off-road parking. Access can be gained to this area via a side service road.

Tenure

Freehold

Services

Electricity, water, gas-fired heating and mains drainage.

Directions

From Danbury, proceed along The Ridge into Little Baddow which becomes North Hill. The property can be found on the right-hand side.


Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Chelmsford Office.
Telephone:
+44 (0) 1245 293 233.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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