

Rainbows, Little Baddow,
Essex

Strutt
& Parker

Land and property. Since 1885.



4,708 sq ft (379 sq m) | Freehold | Gated
5 bedrooms, all en suite | 4 reception rooms
Extensive balcony/terraces | Summer house with potential to offer
secondary accommodation | Far-reaching vistas
In all 1.6 acres

Guide price £3,000,000



A masterpiece of bespoke design, featuring a detached summer house and exquisite landscaped gardens in a unique wooded surround.

The Property

Using materials that reflect and radiate its surroundings, this 'daringly simple' modern house is highly sustainable and offers high level of comfort and durability.

Rainbows combines fine, bespoke craftsmanship with stylish décor and fittings, and featuring a spacious, detached summer house with potential to offer secondary accommodation. Occupying an enviable tucked-away position, the property enjoys immense peace and privacy whilst being just minutes from amenities and transport links.

Make Architect produced the concept design for this fine home and are quoted here; The lower volume of the house responds to the sloping topography of the site in three key ways: it splits to allow the northern portion to step up by 300mm, the northeast corner cantilevers over a drop in the land, and the west elevation is slightly dug-in. This floor holds the main entrance, five bedrooms and en suites, a guest bathroom, open-plan kitchen and dining area, and a terrace that opens onto the back garden. The volume is clad in stone and dark timber, with floor-to-ceiling glazing along the east elevation. The west facade is more solid for the sake of privacy.

The smaller upper volume of the house is clad in large panels of aluminium. We expressed it as a lightweight box that hovers above its base and is rotated slightly south-east to act as a 'lookout', with views towards the distant Blackwater Estuary. It contains the family living room and a covered balcony that stretches the length of the east elevation; there is also a kitchen and wc to this floor.

The sustainable design includes standout features such as an air source heat pump, green roof, LED lighting and triple glazing throughout, solar panels, and airtightness tested to Passivhaus standards.

This truly unique prospect is the perfect example for indoor-outdoor living, as from every aspect the accommodation draws you to the outside, whilst the external materials mirror the surroundings, blending it into its serene landscape.

Outside

The property sits behind electric gates and high wall pillars, meaning the property is not visible from the approach. A long gravel driveway leads through to the large, parking area and the triple garage. To one side is the detached summer house which as a separate store, kitchen area and sauna, though subject to the necessary consents could be conversed to an annexe or home office.

Much like the house, the grounds are minimalist in design being mainly well clipped lawns, interspersed by some feature planting. Though the real feature is the woodlands that wraps itself around the boundary and extends beyond, almost as an extension to grounds. Beyond the boundary are acres of enchanted woods, owned by The Essex Wildlife Trust, with pathways for those that like walking, cycling, or bird watching. The grounds undulate which allows for far reaching vistas over the surrounding woodlands and across towards The Blackwater Estuary.











Location

The property is located in the village of Little Baddow, just outside Danbury, within easy reach of the sought-after commuter City of Chelmsford. Danbury offers several everyday amenities including local shops, pubs and cafés as well as an outstanding-rated primary school and the independent Heathcote School, though the property is within striking distance to Little Baddows renown Olio on the Ridge pub and restaurant.

Chelmsford has a vibrant and bustling centre, with plenty of historic architecture and excellent shopping and leisure pursuits. Outstanding-rated state schooling is available at King Edward VI Grammar School or Chelmsford County High School for Girls, along with several outstanding primary schools, while Chelmsford is also home to a number of reputable independent schools.

The property's location is extremely convenient for transport connections, with the A12 just a few mile away, and easy access to Chelmsford city centre, with its mainline station (40 minutes to London Liverpool Street). Other nearby railway lines can be found at both Beaulieu Park and Hatfield Peverel, only a few miles away. Also nearby is the historic riverfront town of Maldon.

Postcode region: CM3

General

Local Authority: Chelmsford City Council

Services: Air source heat pump, solar panels, and airtightness tested to Passivhaus standards. Private drainage which we understand does comply with the current regulations.

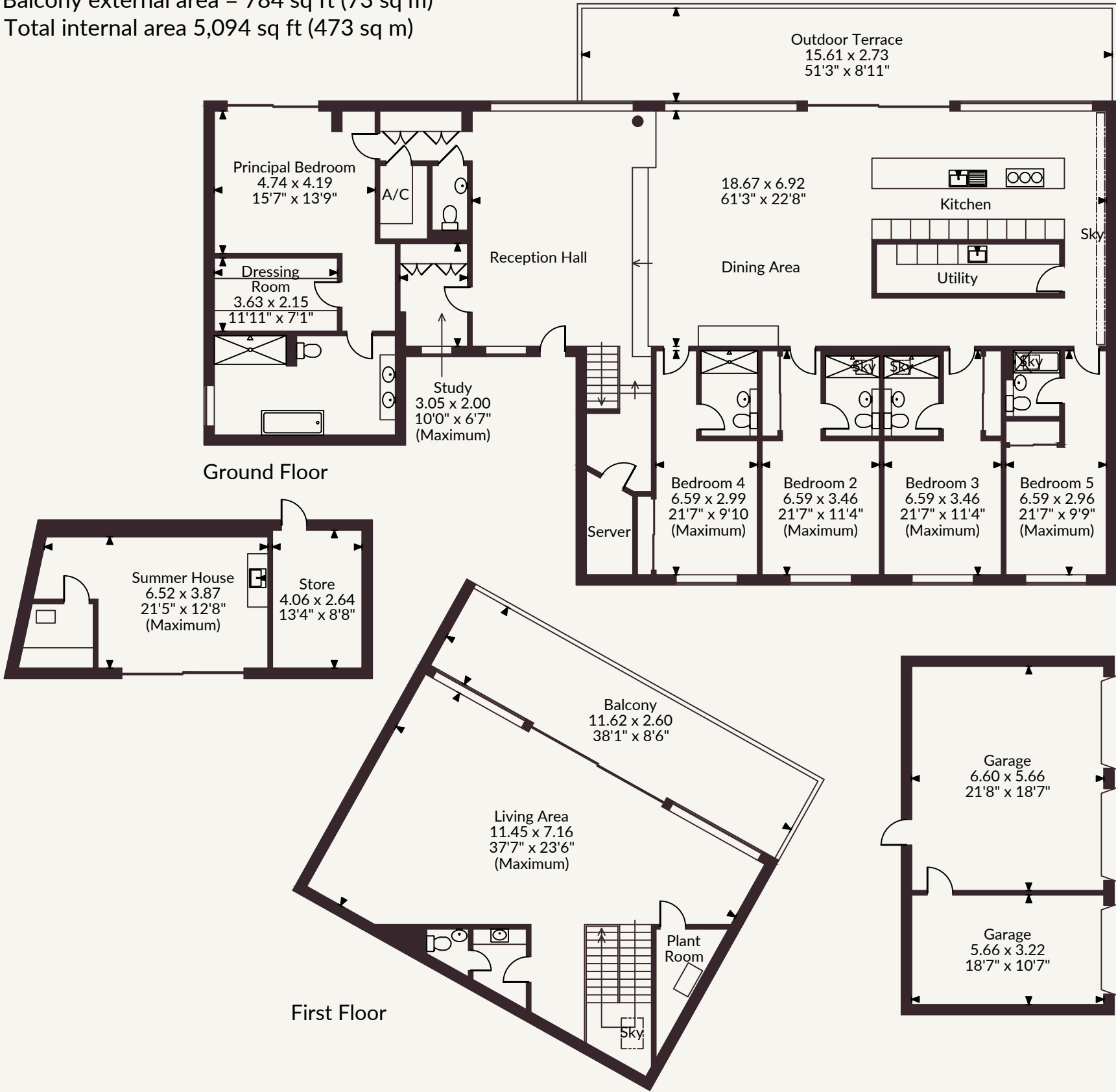
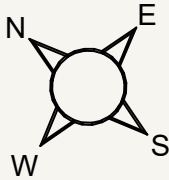
Council Tax: Band H

EPC Rating: C

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Rainbows Mill Lane, Little Baddow
Main House internal area 4,078 sq ft (379 sq m)
Garages internal area 606 sq ft (56 sq m)
Outbuilding internal area 410 sq ft (38 sq m)
Balcony external area = 784 sq ft (73 sq m)
Total internal area 5,094 sq ft (473 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8694568/RIB

Strutt & Parker Chelmsford
Saxon House, 27 Duke Street, Chelmsford, CM1 1HT
01245 254600 | chelmsford@struttandparker.com

@struttandparker [struttandparker.com](https://www.struttandparker.com)

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Photographs taken June 2026. Particulars prepared June 2026.





Strutt
& Parker

Land and property. Since 1885.