

Bremners,
Little Baddow



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**5,119 sq ft (476 sq m) | 4 reception rooms
4 bedrooms | 4 bathrooms | Triple garage
About 2 acres | Freehold | Village**

Guide price £2,000,000

Formally part of the Great Graces Estate, Bremners extends to more than 5,000 sq ft of flexible and beautifully finished accommodation.

The Property

This exceptional converted barn comes with extensive glazing, allowing for an abundance of natural light, that perfectly showcases the drama of the exposed timber structure, combined with contemporary styling.

Internally, the accommodation offers both formal and informal rooms that create a U shape around a recently finished terrace-style courtyard, with doors leading out from most of the ground floor, making this the ideal layout for entertaining. Open to the rafters, the vaulted reception room creates a striking first impression and is centred around a modern freestanding fireplace, with open apertures linking to a dining room and an intimate sitting room beyond. Glazed bi-fold doors provide a seamless connection between inside and out from both the dining area and the adjacent kitchen. The kitchen is fitted with sleek cabinetry, stone work surfaces and integrated appliances, and features a large island unit with breakfast bar, providing space for informal seating.

The bedroom accommodation is arranged across two wings, with the principal suite offering a ground-floor retreat. It benefits from doors opening onto the courtyard garden, together with a spacious dressing room and a well-appointed en suite bathroom. Two further en suite bedrooms are situated on the opposite side of the house, while a timber staircase rises to a fourth bedroom with a contemporary shower room. A further staircase leads to a mezzanine study overlooking the impressive reception room below.

Outside

The contemporary limestone paved courtyard garden is enclosed on three sides by the house and features structured, architectural planting and lighting making this a real feature of this fine home.



To the rear, a large paved terrace provides a further setting ideal for outdoor dining and entertaining. Beyond this, an expanse of lawn is bordered by mature shrubs and specimen trees, with a pond set within a more naturalistic area at the far end of the grounds.

The property is approached by two entrances, the left of the plot leading to the parking area for numerous vehicles. This gives access to the double garage with attached store along with the main gardens, whilst to the other entrance are the electric gates that open into the private courtyard giving a sense of seclusion and privacy. The grounds extend to about 2 acres.

Location

The property is located off New Lodge Chase, in a private road within the sought-after village of Little Baddow, set within attractive Essex countryside. The area is known to host protected woodlands, a nature reserve and is bordered to the north by the Chelmer & Blackwater navigation network, offering the ideal spot for those that love country and canal walks. The village offers a range of local amenities, including a village shop, public houses and a well-regarded primary school, while the nearby city of Chelmsford provides a more extensive selection of shopping, dining and leisure facilities. There is a good choice of well-regarded schools in the area, including independent options such as New Hall School, Felsted School and Widford Lodge, together with a range of state schools in Chelmsford and the surrounding villages. The area is well connected, with mainline rail services from Chelmsford to London Liverpool Street, and from Hatfield Peverel to London Liverpool Street. The A12 is easily accessible, providing road links to London, the M25 and the wider motorway network.

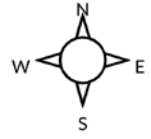
Postcode: CM3

General

Local Authority: Chelmsford City Council
Services: Air source heat pump central heating and hot water, shared private drainage. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought, all other mains services are connected.
Council Tax: Band H
EPC Rating: E



Bremners New Lodge Chase, Little Baddow, Essex
 Main House internal area 4,612 sq ft (429 sq m)
 Garage internal area 507 sq ft (47 sq m)
 Total internal area 5,119 sq ft (476 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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