



HIGHFIELD  
HOUSE



# The Ridge, Little Baddow, CM3 4RX

Council Tax Band G (Chelmsford City Council)

 4  6  4

Offers over £1,350,000 Freehold



A highly secure and high specification detached luxury home enjoys a secure gated entrance and very private and secluded position on a plot of 0.21 acres in this highly sought after part of 'The Ridge' in Little Baddow.

Constructed in 2009 to the current owners personal specification which included piled foundations, hand made clay tiled roof, oak framed double glazed windows, zone controlled underfloor heating throughout. For peace of mind this luxury family home benefits from many security features which include a full security system with recordable CCTV supported by four external cameras and remotely operated gated entrance.

The home also features smart home technology with a Crestron AV & IT system which provides a programmable lighting control system for all rooms, an integrated AV system which operates across all TV's in the home including the garage and gym and includes a home cinema system and configuration for gaming system in bedroom 6. There are ceiling speakers to all internal rooms and external speakers to rear garden as well as CAT 5 & 6 wiring to all rooms.

Overall this substantial home offers 302 SQ M (3250 SQ FT) of internal floor space which is set out over three floors. The garage and home gym provide an additional 39 SQ M (420 SQ FT) of space.

On entering the property you are welcomed into a spacious reception hall which features an oak staircase and limestone flooring which extends into the adjoining ground floor rooms and ground floor cloakroom. The main living room features bi-fold doors opening onto the rear garden and a large roof lantern fills the room with natural light. The separate dining room features a vaulted ceiling which extends into the first floor space and is complimented by a full height window. This room links to the cinema room at the rear and spacious kitchen/breakfast room to the front which features a bespoke luxury fitted kitchen with granite and quartz worktops and an extensive range of Siemens integrated appliances.

The first floor features a galleried landing which overlooks the dining room below. The principal and guest bedrooms feature luxury en-suites and there is a fully fitted wardrobe and dressing area to the main bedroom. There are two further double bedrooms and a bathroom suite on this floor. The top floor comprises two double bedrooms with bedroom five featuring an en-suite bathroom and bedroom six providing versatility and the ability to be used as a living room and study area to create a teenage suite on this floor.

Externally the driveway provides parking for several cars and the detached garage and adjacent home gym are located to the front of the house. The main garden to the rear is fully enclosed with granite paved seating area with steps which lead down to the main lawned garden.

- Built in 2009 with piled foundations and clay tiled roof
- Secure remote operated entrance with external CCTV cameras
- Crestron Smart Home/ AV System with CAT 5 & 6 hardwiring to all rooms
- Programmable lighting control system operated from room switch or phone
- Oak framed double glazed windows
- Detached oversized garage with adjacent home gym
- Luxury detached family home offering internal space of 3250 SQ FT
- Integrated speakers to all rooms with outside speakers to rear garden
- Home cinema system to cinema room and games system configured for bedroom 6
- Integrated audio system with ceiling speakers in all rooms and external speakers in garden
- Underfloor heating throughout with zoned controls in each room





















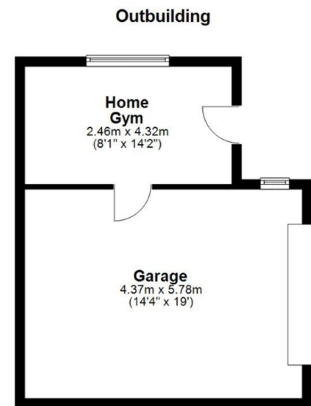
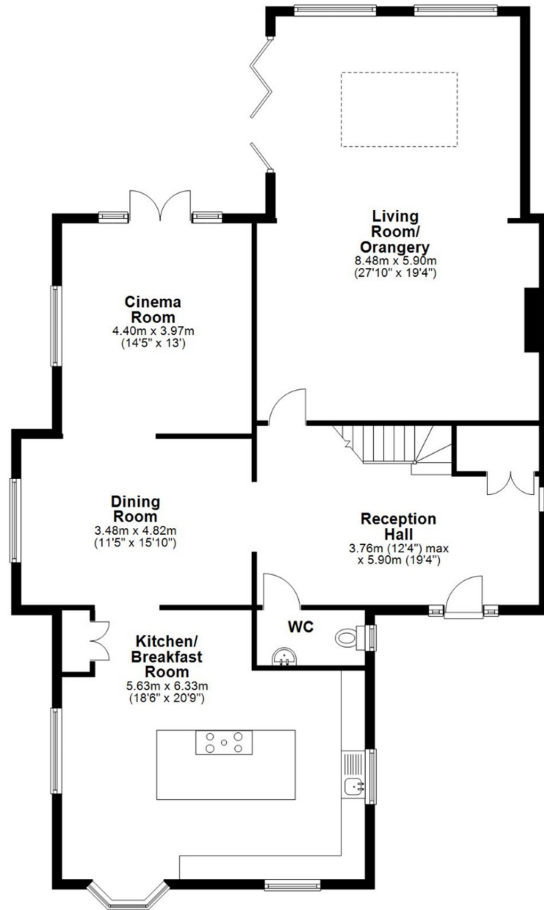








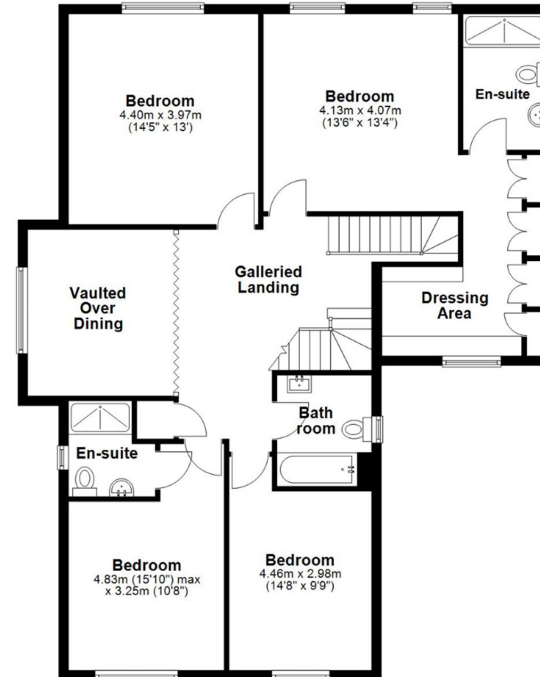
Ground Floor



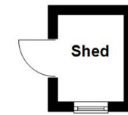
Outbuilding



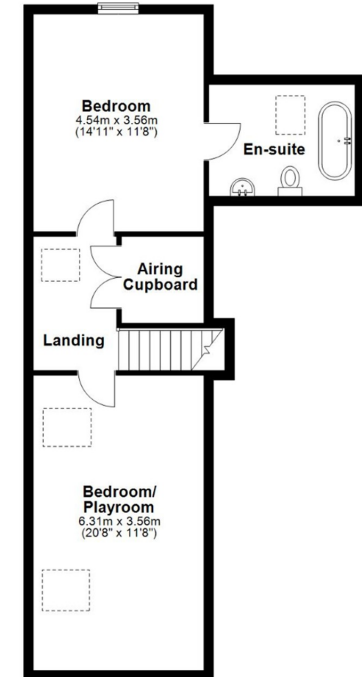
First Floor



Outbuilding



Second Floor



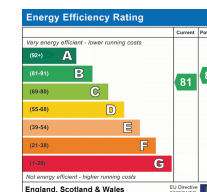
**APPROX INTERNAL FLOOR AREA 302 SQ M (3250 SQ FT)**

**OUTBUILDINGS 39 SQ M (420 SQ FT)**

This floorplan is for illustrative purposes only and is **NOT TO SCALE**  
all measurements are approximate **NOT** to be used for valuation purposes.

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