

**oakheart**



£850,000

Guide Price

Plains Farm Close, Ardleigh

Tucked away within the peaceful setting of Plains Farm Close, this remarkable five/six bedroom detached home is the perfect blend of luxury living and functional family design. Set on a generous 0.26 acre plot and offering more than 2,800 sq ft of beautifully crafted accommodation over three floors, the property has been fully transformed to an exceptional standard. With high-performing schools, village amenities and excellent

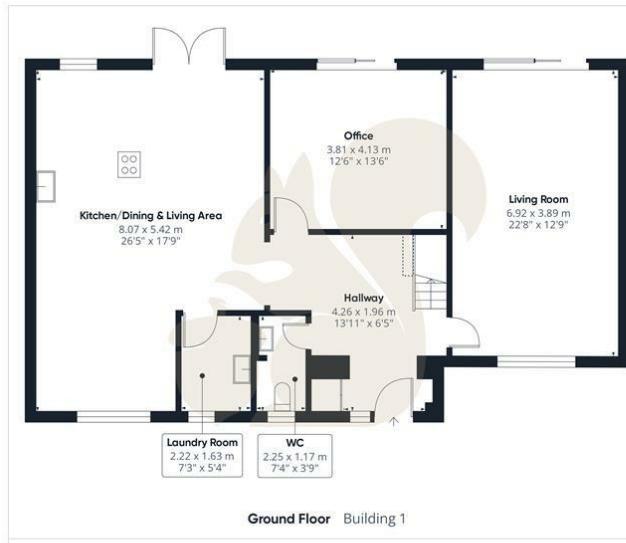
transport links all close by, this is a home that truly supports modern family life from every angle.











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**Local Authority:**  
Tendring

**Tenure:**  
Freehold

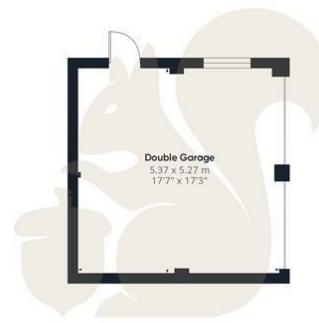
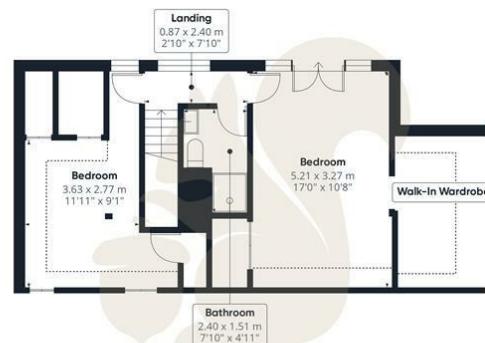
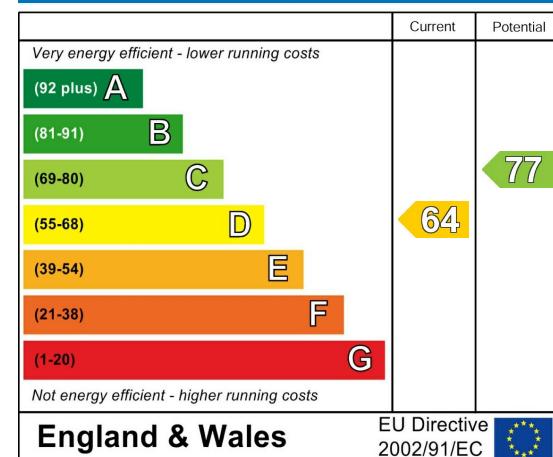
**Council Tax Band:**  
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Approximate total area<sup>(1)</sup>

260.3 m<sup>2</sup>  
2802 ft<sup>2</sup>

Reduced headroom  
5.6 m<sup>2</sup>  
60 ft<sup>2</sup>

### Energy Efficiency Rating



(1) Excluding balconies and terraces.  
Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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