

oakheart



£550,000

Guide Price

Farmfield Road, Great Tey

GUIDE PRICE: £550,000 – £600,000.

Occupying an enviable position on the highly desirable Farmfield Road in Great Tey, this outstanding four-bedroom detached residence has been thoughtfully remodelled, substantially extended and meticulously enhanced by the current owners, including an impressive two-storey extension. The result is a striking and versatile family home, offering beautifully appointed accommodation perfectly tailored to contemporary living.

A generous block-paved driveway provides extensive off-road parking and leads to a double-length garage. The welcoming entrance hall immediately

creates a sense of quality, featuring stylish LVT flooring, elegant oak internal doors and access to a beautifully finished ground floor cloakroom.

Undoubtedly the centrepiece of the home is the spectacular open-plan kitchen/dining/family space positioned to the rear. Designed with both everyday living and entertaining in mind, this exceptional room features timeless shaker-style cabinetry, granite work surfaces, a butler sink, vaulted ceiling with Velux windows and extensive spotlighting. Expansive glazed doors draw in an abundance of natural light while providing seamless access to the garden, effortlessly blending indoor and outdoor living. A separate utility room offers valuable additional storage and workspace, together with internal

access to the garage.

The first floor continues to impress with four generously sized bedrooms arranged around a central landing. The principal bedroom enjoys the luxury of a beautifully appointed en-suite shower room, while the remaining bedrooms are served by a stunning family bathroom featuring twin vanity basins, an eye-catching freestanding claw-foot bath and a contemporary rainfall shower, delivering a true boutique-hotel feel.

The spacious living room provides an inviting retreat, enhanced by bi-folding doors opening directly onto the rear garden, creating a wonderful flow and connection to the outdoor space.



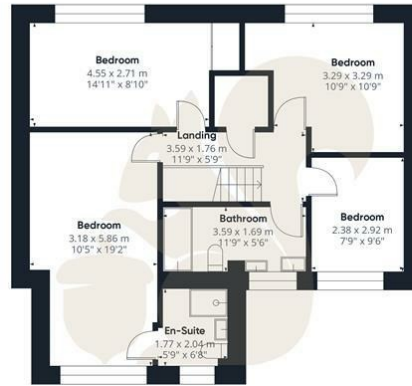








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Main building GLATM

158.47 m²
1705.74 ft²

Main building total

180.32 m²
1940.92 ft²

Building 2 total

8.85 m²
95.22 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Tenure:
Freehold

Council Tax Band:
D

Energy Efficiency Rating

| | Current | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | 87 | 88 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

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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