

# oakheart



£750,000

Prices From  
The Oak Yard, Great Baddow

- Elmbridge shaker kitchen with quartz worktops and Bosch integrated appliances.
- Oak pantry, butler sink and brushed brass kitchen tap.
- Luxury cloakroom with brushed brass fittings and marble checkerboard flooring.
- Contemporary family bathroom with premium sanitaryware and marble wall tiles.
- Mandarin Stone porcelain flooring and quality carpets throughout.
- Air source heat pump for efficient heating and hot water.
- Ecosy+ wood-burning stove with limestone fireplace.
- High-quality finishes throughout
- Premium fixtures and fittings.
- Thoughtfully designed to blend traditional character with modern living.

An exclusive collection of individually designed farmstead inspired homes, beautifully positioned within a picturesque semi rural setting on the edge of Great Baddow & Galleywood. Inspired by the timeless character and architectural form of traditional Essex farmsteads, each home combines elegant contemporary interiors with exceptional craftsmanship, generous gardens and a carefully curated specification, creating a boutique development that offers the perfect balance of countryside character and convenient access to Chelmsford city centre.



## Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <div style="background-color: #0070C0; color: white; padding: 2px; margin-bottom: 2px;">(92 plus) <b>A</b></div> <div style="background-color: #4CAF50; color: white; padding: 2px; margin-bottom: 2px;">(81-91) <b>B</b></div> <div style="background-color: #8BC34A; color: white; padding: 2px; margin-bottom: 2px;">(69-80) <b>C</b></div> <div style="background-color: #FFEB3B; color: white; padding: 2px; margin-bottom: 2px;">(55-68) <b>D</b></div> <div style="background-color: #FFC107; color: white; padding: 2px; margin-bottom: 2px;">(39-54) <b>E</b></div> <div style="background-color: #FF7F50; color: white; padding: 2px; margin-bottom: 2px;">(21-38) <b>F</b></div> <div style="background-color: #D32F2F; color: white; padding: 2px;">(1-20) <b>G</b></div> <p><i>Not energy efficient - higher running costs</i></p>		

**England & Wales**
EU Directive 2002/91/EC



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Oakheart Chelmsford

01245 800181

[chelmsford@oakheart.co.uk](mailto:chelmsford@oakheart.co.uk)

20 Victoria Road, Chelmsford, Essex, CM1 1PA