

oakheart

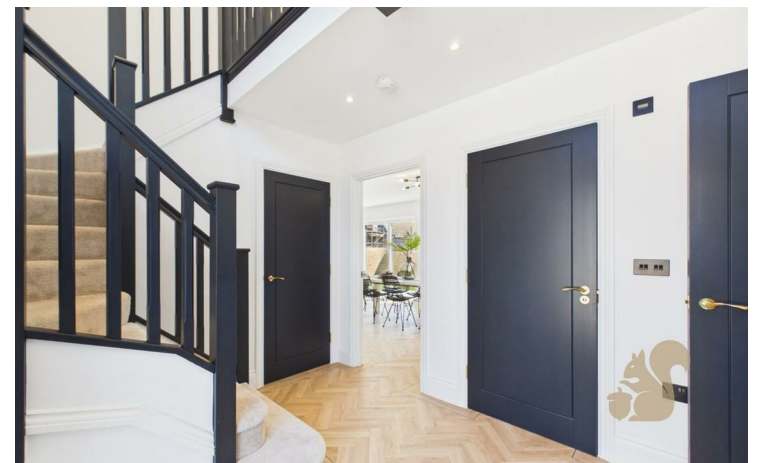
£1,000,000

Offers In The Region Of  
Plot 7, Farmstead Manor, Woodham  
Ferrers,

Plot 7 at Farmstead Manor is a substantial 4 bedroom detached house, offering generous living space, a double garage and a good-sized garden in this boutique rural-edge development at Woodham Ferrers. The ground floor has been designed with modern family life in mind, with a bright dual-aspect living room of about 18'4" x 11'10", a separate 18'4" x 12'3" kitchen/dining room and a useful ground-floor study, all arranged off a welcoming hall.

Upstairs, four well-balanced bedrooms are served by a stylish family bathroom, with the main bedroom benefitting from its own en suite. As with the rest of Farmstead Manor, Plot 7 is finished to an excellent standard, including underfloor heating to the ground floor run by an air source heat pump, premium kitchen with quartz worktops and AEG appliances, Porcelanosa tiling, LVT to principal living areas with carpet to bedrooms, spotlights throughout, EV

charging provision, porcelain patio and fully turfed gardens.











Local Authority:  
Chelmsford County Council

Tenure:  
Freehold

Council Tax Band:  
New Build

#### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            | <b>85</b>                  | <b>85</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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.

Oakheart Chelmsford  
01245 800181  
chelmsford@oakheart.co.uk  
20 Victoria Road, Chelmsford, Essex, CM1 1PA

**oakheart**