

FARMSTEAD MANOR

WOODHAM FERRERS



DISCOVER FARMSTEAD MANOR

Farmstead Manor is an exclusive collection of just ten detached 3,4 & 5 bedroom homes, thoughtfully arranged to create a private, luxury address in the heart of Woodham Ferrers.

Designed for buyers who expect more, every home combines striking architecture with beautifully crafted interiors and an exceptional specification throughout.

Behind each front door, generous living spaces, premium kitchens and indulgent bathrooms come together to offer a level of comfort and finish rarely found in a village setting. High-quality materials, elegant detailing and carefully considered layouts ensure these are homes that feel both sophisticated and genuinely practical for modern life.

Every property at Farmstead Manor benefits from its own garage, adding secure parking, storage, generous gardens and extra everyday convenience to an already impressive package. Set within an attractive landscaped environment and surrounded by the charm of rural Essex, this boutique development offers a unique opportunity to secure a truly luxurious new home in Woodham Ferrers.



SITE LAYOUT

- 1** 3 bed detached house
Floor area: 1195 sqft
Single Garage
- 2** 3 bed detached house
Floor area: 1184 sqft
Single Garage
- 3** 4 bed detached house
Floor area: 1604 sqft
Double Garage
- 4** 4 bed detached house
Floor area: 1496 sqft
Double Garage
- 5** 4 bed detached house
Floor area: 1679 sqft
Double Garage
- 6** 4 bed detached house
Floor area: 1529 sqft
Single Garage
- 7** 4 bed detached house
Floor area: 1959 sqft
Double Garage
- 8** 4 bed detached house
Floor area: 1915 sqft
Double Garage
- 9** 4 bed detached house
Floor area: 1808 sqft
Double Garage
- 10** 5 bed detached house
Floor area: 3142 sqft
Double Garage



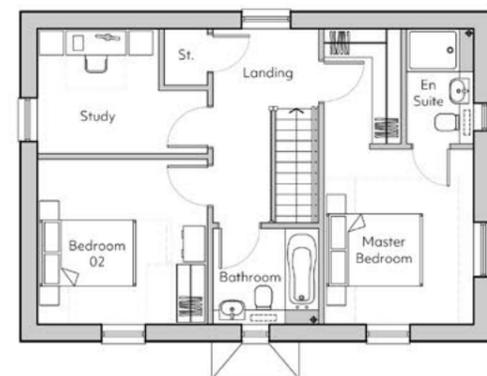
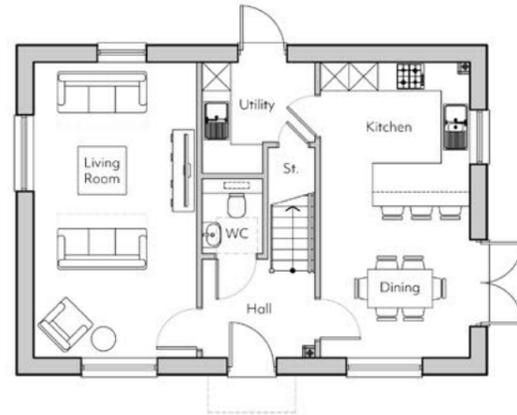


PLOT 1

3 bed detached house

Floor area: 1195 sqft
Single Garage

Lounge	17' 9" x 11' 2"
Kitchen & Dining	17' 9" x 12' 10"
Utility	7' 0" x 5' 8"
Bedroom 1	10' 6" x 10' 2"
Bedroom 2	11' 2" x 8' 8"
Study	11' 2" x 8' 7"

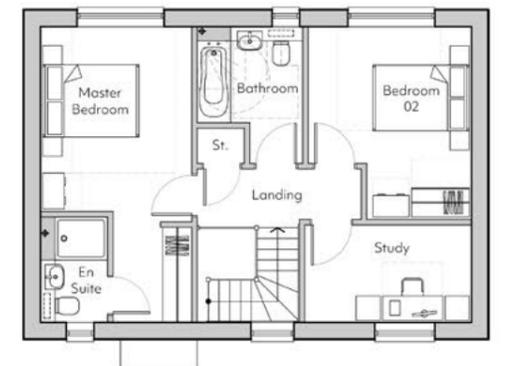
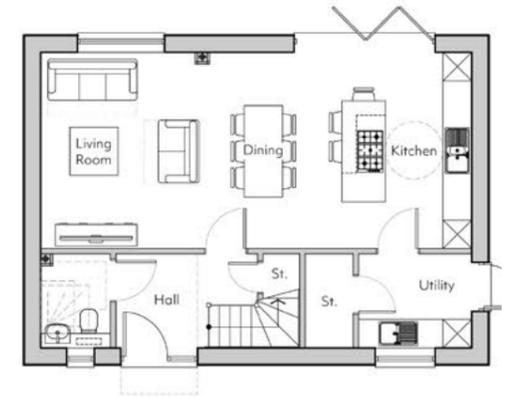


PLOT 2

3 bed detached house

Floor area: 1184 sqft
Single Garage

Kitchen & Dining	26' 0" x 14' 3" +1
Utility	10' 1" x 5' 9"
Bedroom 1	11' 2" x 14' 11"
Bedroom 2	12' 6" x 12' 3"
Study	10' 1" x 8' 7"



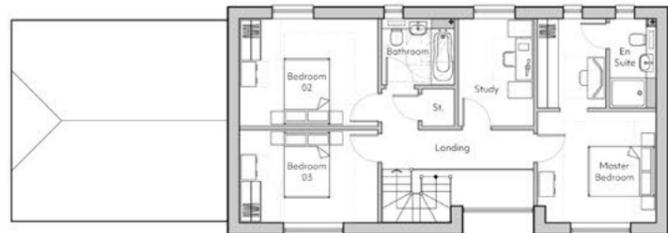


PLOT 3

4 bed detached house

Floor area: 1604 sqft
Double Garage

Bedroom 1	11' 3" x 12' 0"
Bedroom 2	14' 10" x 11' 5"
Bedroom 3	14' 10" x 9' 6"
Study	7' 8" x 11' 5"

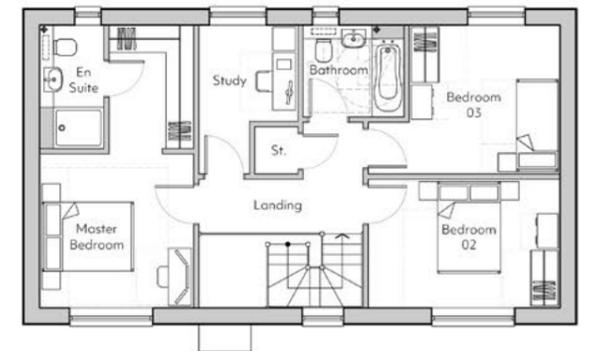
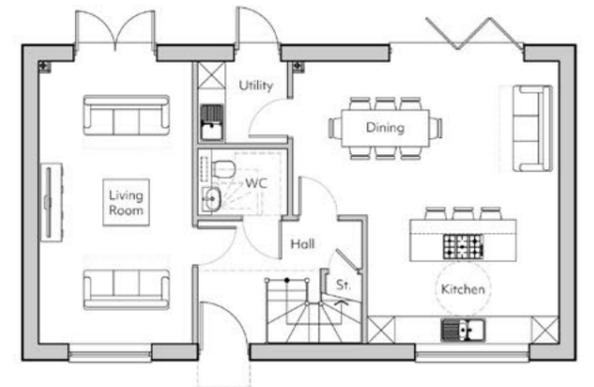


PLOT 4

4 bed detached house

Floor area: 1496 sqft
Double Garage

Lounge	17' 9" x 12' 6"
Kitchen & Dining	15' 7" x 15' 3"
Bedroom 1	10' 9" x 11' 4"
Bedroom 2	10' 8" x 12' 0"
Bedroom 3	7' 9" x 12' 0"
Study	7' 6" x 8' 7"

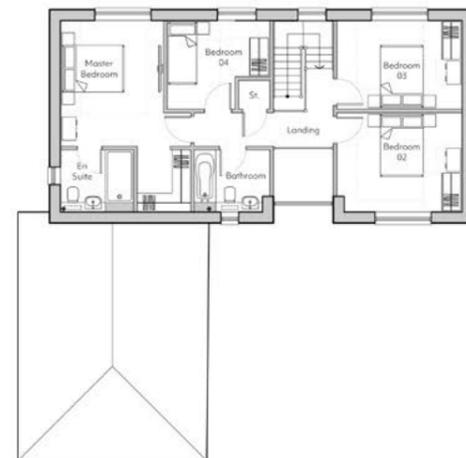
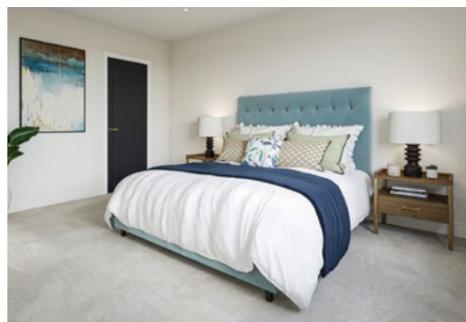




PLOT 5

4 bed detached house
 Floor area: 1679 sqft
 Double Garage

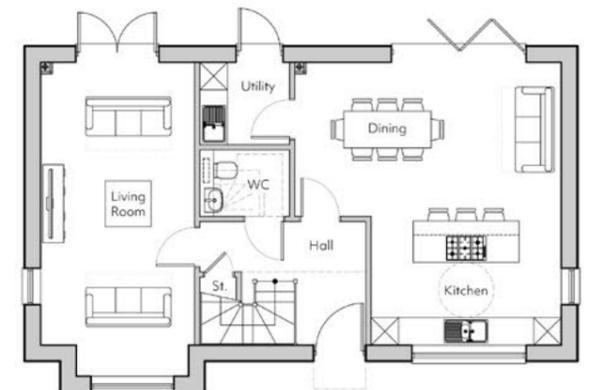
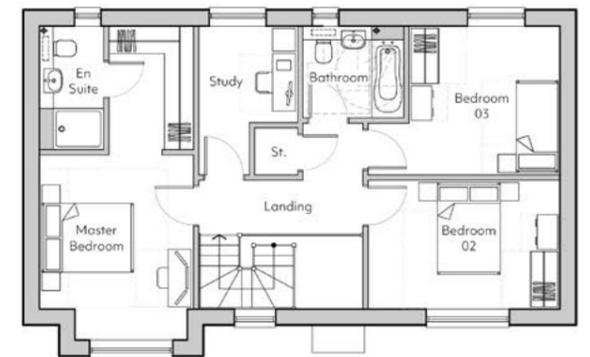
Living Room	22' 7" x 16' 2"
Kitchen & Dining	18' 0" x 16' 1"
Bedroom 1	16' 5" x 11' 6"
Bedroom 2	12' 4" x 10' 9"
Bedroom 3	11' 7" x 10' 9"
Bedroom 4	12' 4" x 7' 11"
Garage	24' 3" x 17' 11"



PLOT 6

4 bed detached house
 Floor area: 1529 sqft
 Single Garage

Living Room	17' 11" x 12' 7"
Kitchen & Dining	20' 8" x 15' 8"
Bedroom 1	12' 4" x 11' 1"
Bedroom 2	13' 9" x 9' 9"
Bedroom 3	10' 9" x 11' 5"
Study	6' 7" x 8' 1"





PLOT 7

4 bed detached house

Floor area: 1959 sqft
Double Garage

Living Room	11' 10" x 18' 4"
Kitchen & Dining	12' 3" x 18' 4"
Study (GF)	10' 11" x 9' 10"
Bedroom 1	11' 10" x 11' 10"
Bedroom 2	13' 1" x 7' 10"
Bedroom 3	8' 1" x 11' 10"
Bedroom 4	9' 10" x 8' 6"
Garage	14' 1" x 23' 6"



PLOT 8

4 bed detached house

Floor area: 1915 sqft
Double Garage

Lounge	17' 9" x 11' 2"
Kitchen & Dining	17' 9" x 12' 10"
Bedroom 1	10' 6" x 10' 2"
Bedroom 2	11' 2" x 8' 8"
Bedroom 3	11' 2" x 8' 7"
Bedroom 4	11' 2" x 10' 11"





PLOT 9

4 bed detached house

Floor area: 1808 sqft
Double Garage

Living Room	17' 9" x 11' 2"
Kitchen & Dining	17' 9" x 12' 10"
Bedroom 1	10' 6" x 10' 2"
Bedroom 2	11' 2" x 8' 8"
Bedroom 3	11' 2" x 8' 7"
Bedroom 4	11' 2" x 10' 11"
Garage	20' 9" x 21' 3"

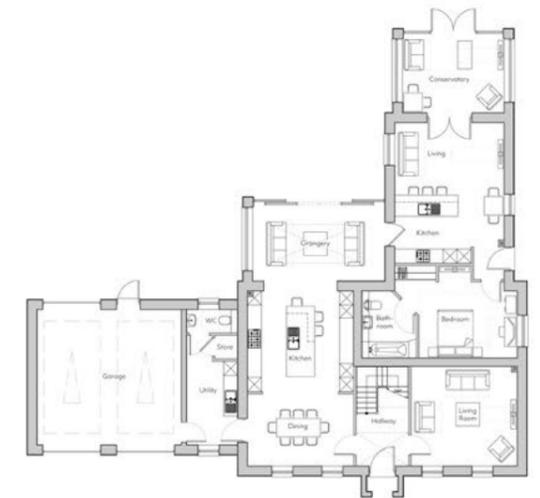


PLOT 10

5 bed detached house

Floor area: 3142 sqft
Double Garage

Bedroom 1	14' 6" x 11' 2"
Bedroom 2	14' 5" x 11' 10"
Bedroom 3	11' 2" x 7' 11"
Bedroom 4	13' 5" x 7' 4"
Study	8' 8" x 10' 11"

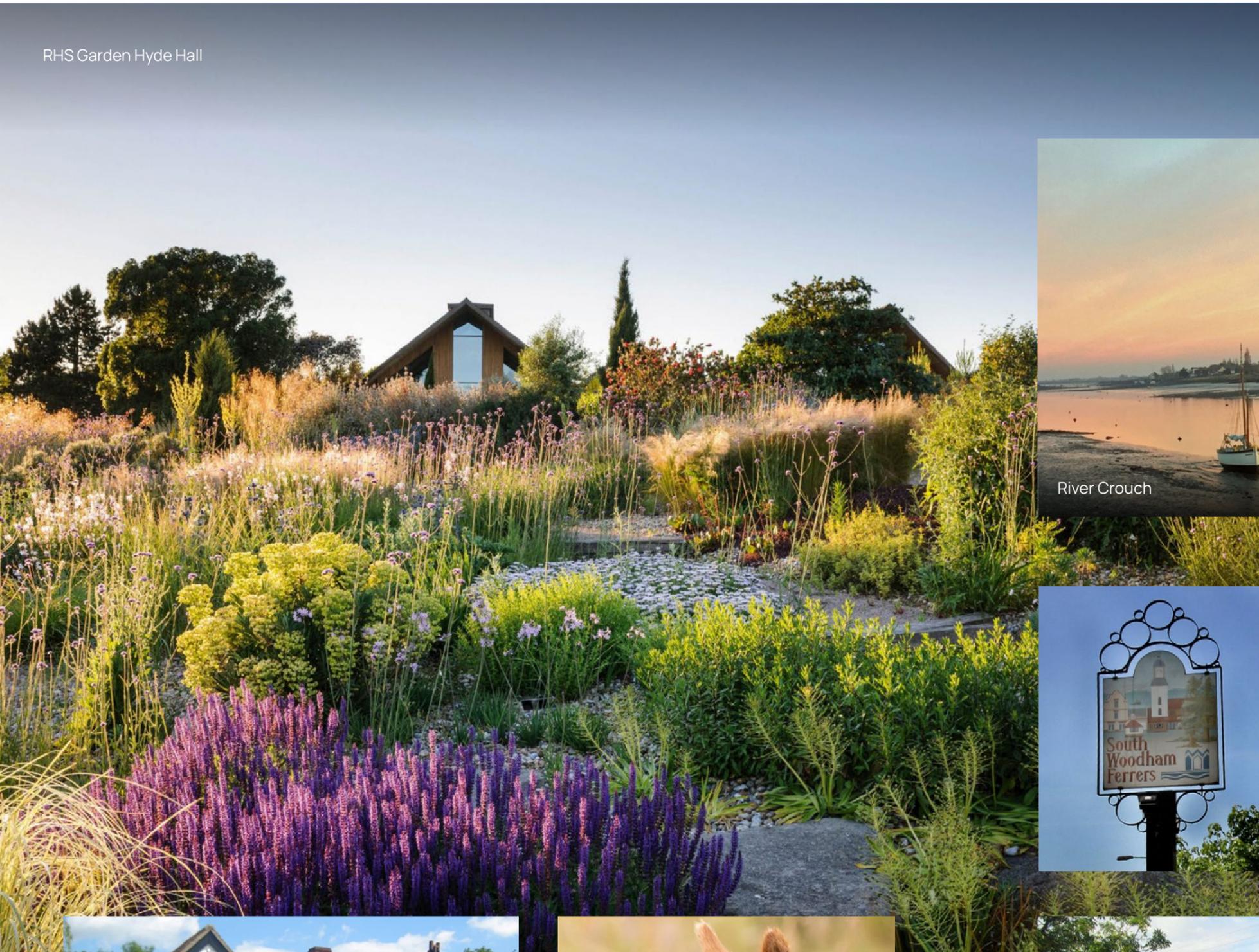




SPECIFICATION

- Underfloor heating to ground floor
- ASHP
- Generous, fully-turfed gardens
- Spotlights throughout
- Porcelanosa tiles
- LVT flooring and carpet in bedrooms
- Latest AEG appliances
- Quartz Kitchen worktops
- Porcelain patio tiles
- EV Car Charger





River Crouch



THE LOCATION

Set in the Woodham Ferrers area on the edge of South Woodham Ferrers, the development enjoys a peaceful, semi-rural feel while putting everyday amenities within easy reach. Residents can head into town for supermarkets, cafés, pubs and local services, or stay closer to home and enjoy the surrounding countryside and riverside scenery.

The nearby town centre brings together two major supermarkets (Asda and Sainsbury's), independent shops, takeaways and restaurants, along with a library, leisure centre and numerous green spaces. Sports clubs, play areas and walking routes along the River Crouch make it an attractive choice for active households and families who like to get outside.

For budding gardeners, one of the finest gardens in the East of England is set around the corner. The family-friendly, RHS Garden Hyde Hall, which encompasses a diverse mix of garden styles from traditional to modern, you'll find something to delight and inspire at every turn.

South Woodham Ferrers rail station offers direct trains to London Liverpool Street, making commuting into the capital or popping in for shopping, work or leisure straightforward. Road links towards Chelmsford, Maldon and the wider Essex network are also convenient, so residents can reach larger centres, the coast and neighbouring villages with ease.

Practical day-to-day needs are well covered, with local GP medical facilities, pharmacies and both NHS and private dental practices serving the South Woodham Ferrers and Woodham Ferrers community. A choice of nurseries, primary schools and secondary provision in the wider area helps make this a comfortable long-term base for a range of buyers, from first-time purchasers to upsizing families and downsizers.



Shaw Farm, South Woodham



Alpacas at Marsh Farm



The Fenns

THE LOCATION

NEARBY LOCATIONS

- South Woodham Ferrers town centre
2-3 miles • 5-7 minutes by car
- South Woodham Ferrers Rail Station (direct trains to London)
3 miles • 6-8 minutes by car
- Chelmsford (city centre)
10-11 miles • 15-18 minutes by car
- Maldon (historic market town)
14-15 miles • 25-30 minutes by car
- Southend-on-Sea
30-32 miles • 40-50 minutes by car

LEISURE, RETAIL & DOCTORS

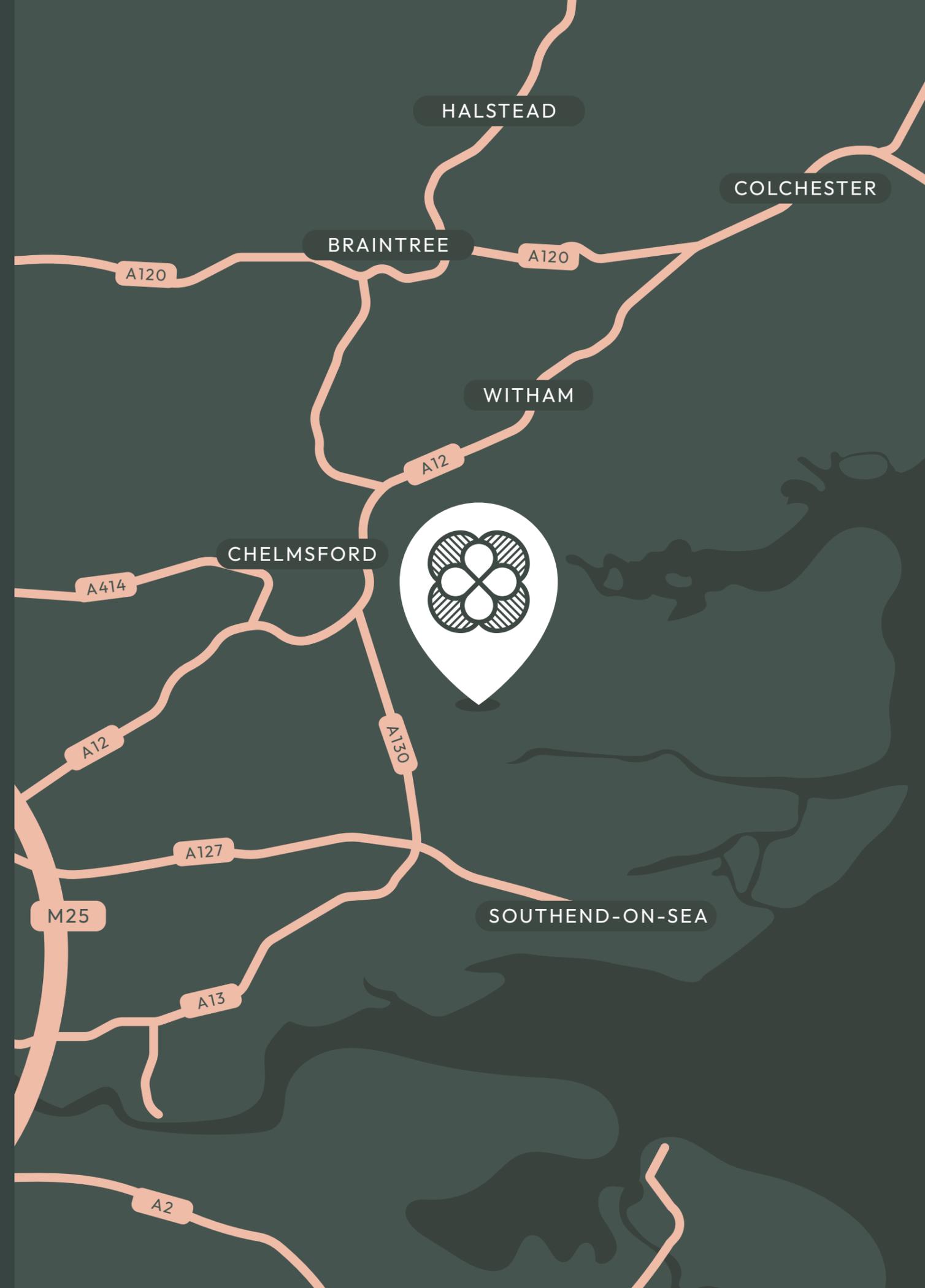
- Sainsbury's, South Woodham Ferrers
1.5 miles • 3-4 minutes - full grocery & convenience.
- Asda Superstore, South Woodham Ferrers
2-3 miles • 5-7 minutes - large supermarket with bakery, pharmacy.
- Local pubs & cafés (Woodham / SWF)
2-4 miles • 5-8 minutes - various pubs, takeaways and local cafés
- South Woodham Ferrers Leisure Centre
2-3 miles • 5-7 minutes - gym, pool & sports facilities in town centre
- GP Surgery / Medical Centre (various practices)
2-3 miles • 5-7 minutes - local NHS GP, dental practices & pharmacies
- RHS Garden Hyde Hall
3 miles • 7-8 minutes

ROAD CONNECTIONS

- A132 Access
3-4 miles • 6-9 minutes
- A130 Access
8-10 miles • 12-16 minutes
- A12 Access
14-16 miles • 20-25 minutes
- A127/A13 Corridor
15-18 mi • 20-25 minutes

SCHOOLS

- St Mary's Primary School (Primary)
0.5-1 mile • 2-3 minutes
- William de Ferrers School (Secondary)
2-3 miles • 6-8 minutes by car
- Elmwood Primary School (Primary)
2-3 miles • 5-8 minutes



FOR MORE INFORMATION CONTACT

oakheart
LAND & NEW HOMES

01245 800 181
newhomes@oakheart.co.uk

Walkers
People & Property

01277 355 005
newhomes@walkersestates.co.uk