

# OAKRIDGE



FELSTED, ESSEX

# ESSEX'S QUIN VILLAGE SET





# UNESSENTIAL LIVING



Four detached family homes  
in the popular village of Felsted.

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## A village address with real appeal

Felsted is a picturesque village in the Uttlesford district, surrounded by rolling farmland yet within easy reach of Chelmsford, Braintree and Great Dunmow. First recorded in the Domesday Book, it has grown into a thriving community of around 3,000 residents, with a genuine "proper village" atmosphere rather than a commuter estate feel. The village offers everyday amenities including a local shop, Post Office facilities, GP surgery and pharmacy, all within a short distance, making day-to-day life refreshingly convenient. Two popular pubs – The Chequers and The Swan – plus cafés and local eateries ensure there are plenty of welcoming places to meet friends and family.

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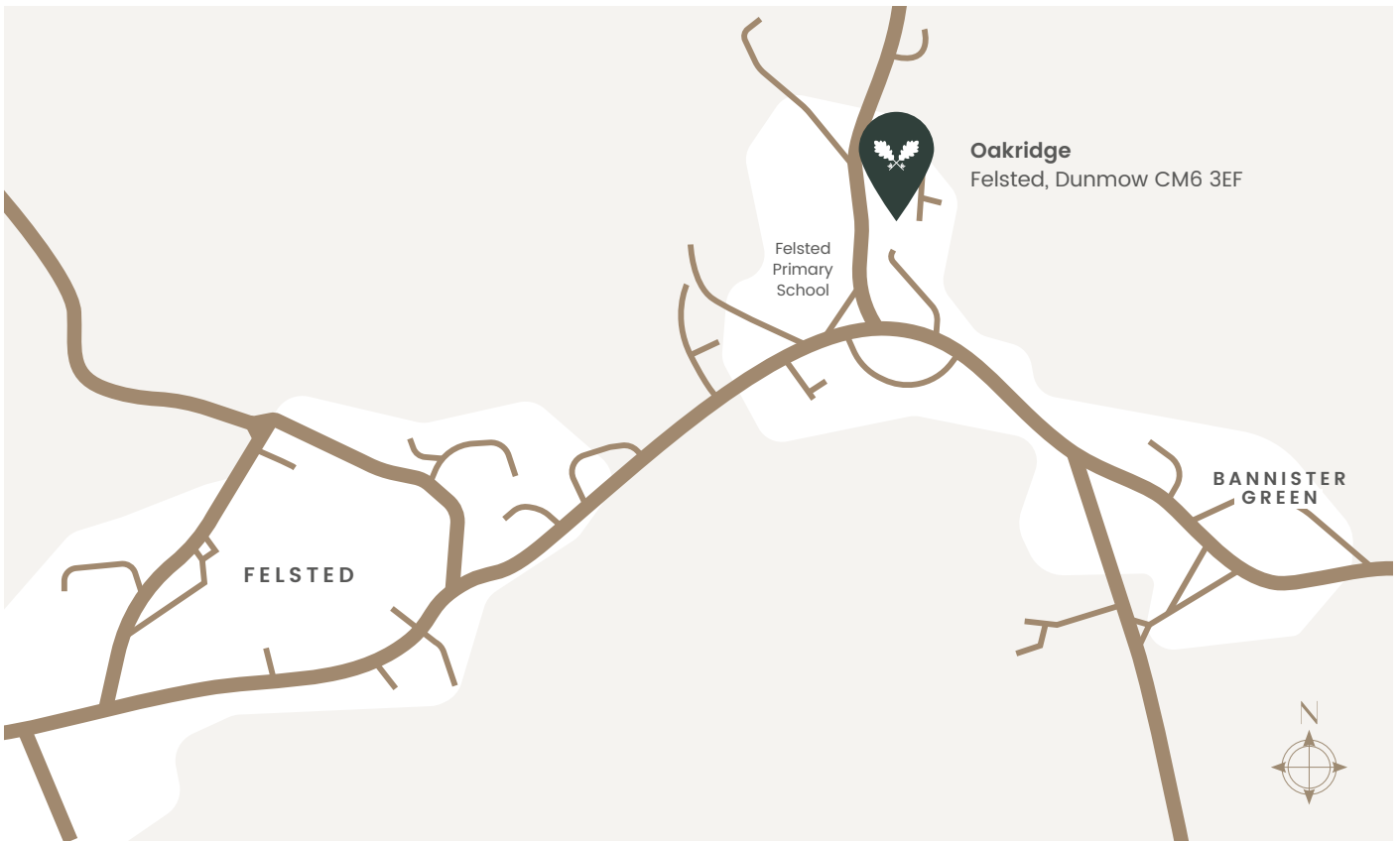


## Countryside lifestyle, close to everything

Step outside Oakridge and you are moments from open fields, footpaths and quiet lanes, ideal for dog walking, running and family bike rides. The wider Felsted area is known for its beautiful countryside, with opportunities to explore ancient pathways, medieval streets and nearby attractions, or simply to unwind and enjoy village life at a gentler pace. For a broader choice of shopping, dining and leisure, the market towns of Great Dunmow and Braintree, as well as the city of Chelmsford, are all within easy reach by car.



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## Well connected for work and travel

Despite its tranquil setting, Felsted is extremely well placed for commuters and frequent travellers. The village links conveniently to the A120, putting Braintree, Great Dunmow and Stansted Airport within straightforward reach and connecting to the M11 and wider motorway network. Regular bus services, including the 133 between Braintree Town Centre and Stansted Airport, serve Felsted, providing useful links for work, school and international travel. Rail services from nearby Chelmsford and Braintree run into London Liverpool Street, offering realistic commuting options while allowing you to come home to a quieter village address.



## Outstanding schooling on the doorstep

Felsted is synonymous with one of the country's leading independent schools, which sits at the heart of the village on a superb 90-acre rural campus. Felsted School offers co-educational day and boarding education from Early Years through to Sixth Form. It has been recognised with national awards, including "Boarding School of the Year", reflecting its academic, pastoral and co-curricular strength. The school promotes its green, quiet environment and excellent sports facilities, making it a significant draw for families relocating from London and overseas and underpinning Felsted's long-term desirability.



## Points of interest

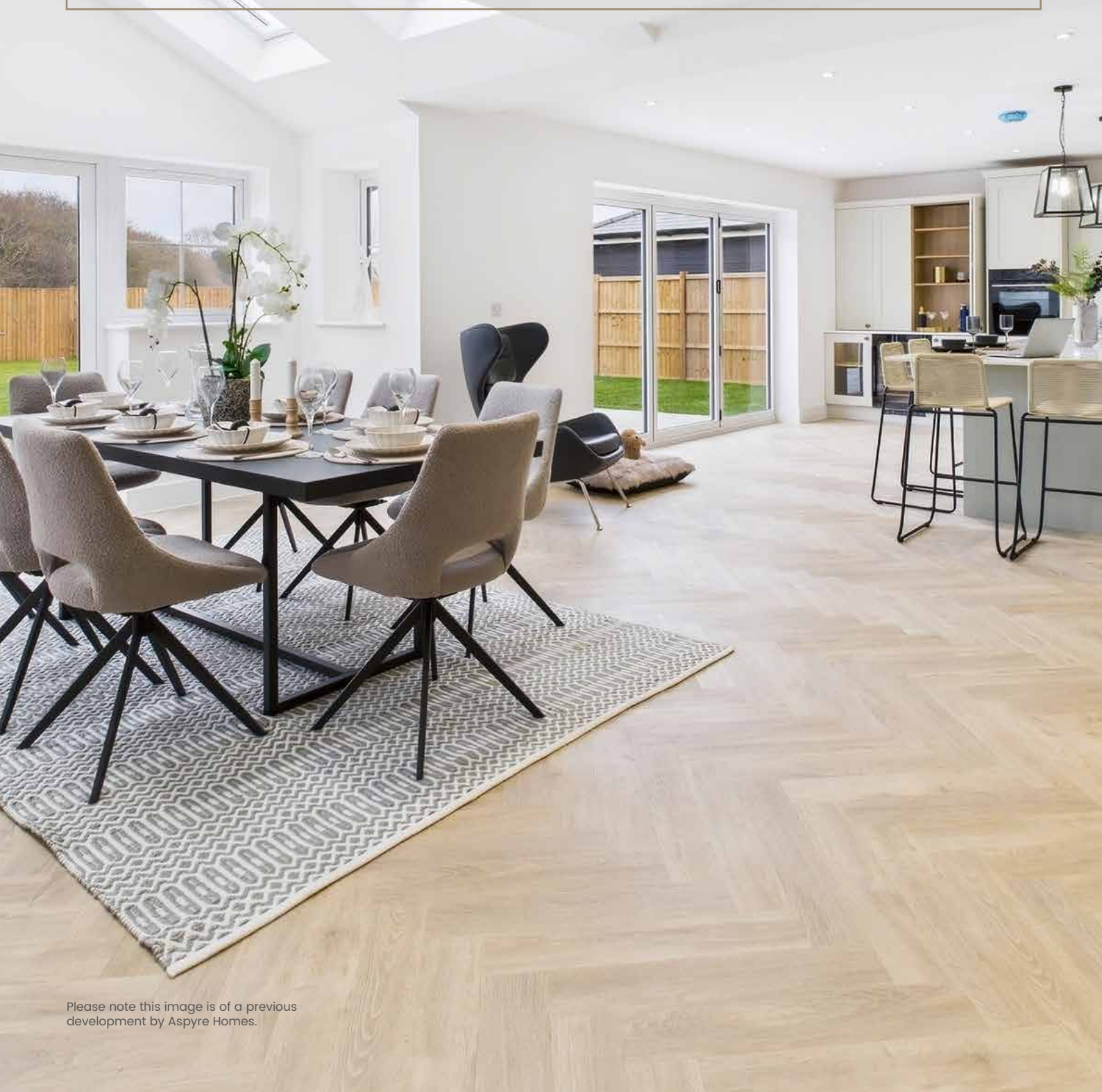
- Felsted Primary School - 0.1 miles
  - Felsted Prep School - 0.4 miles
  - Felsted School Senior - 0.8 miles
  - Stebbing Primary School - 3.5 miles
  - Helena Romanes School - 6.5 miles
- 
- Felsted Village Centre - 0.8 miles
  - The Chequers Pub, Felsted - 0.8 miles
  - Felsted Recreation Ground - 0.9 miles
  - Bannister Green - 1.5 miles
  - Blake House Craft Centre - 4.5 miles
  - Great Notley Country Park - 5.5 miles
  - Great Dunmow - 6 miles
  - The Gardens of Easton Lodge - 6.5 miles
  - Talliston House & Gardens - 6.5 miles
  - Braintree Village - 7 miles
  - Hatfield Forest, Takeley - 11 miles
  - Chelmsford City Centre - 11 miles
  - London Stansted Airport - 13 miles



# MEET THE DEVELOPER

Aspyre Homes brings over 20 years of expertise in construction, delivering projects across every scale. Our portfolio includes everything from apartment developments and family homes to large, premium properties with five or six bedrooms. Each site is carefully designed with respect for

its surroundings, ensuring our homes complement the character of the local area. We are committed to adding long-term value through thoughtful design and landscaping that supports and encourages the growth of local wildlife and natural habitats.



Please note this image is of a previous development by Aspyre Homes.



# SITE PLAN

A thoughtfully designed collection of homes where contemporary comfort meets refined craftsmanship, offering beautifully considered living spaces tailored for modern life.

- |  |  |  |  |
|--|--|--|--|
| <b>1</b>   | <b>2</b>   | <b>3</b>   | <b>4</b>   |
| <b>4-bedroom detached house</b><br>Floor area: 191 m <sup>2</sup>   2,055 sq ft<br>Double garage | <b>4-bedroom detached house</b><br>Floor area: 196 m <sup>2</sup>   2,109 sq ft<br>Single garage | <b>4-bedroom detached house</b><br>Floor area: 196 m <sup>2</sup> / 2,109 sq ft<br>Single garage | <b>4-bedroom detached house</b><br>Floor area: 191 m <sup>2</sup>   2,055 sq ft<br>Double garage |



# PLOT 1

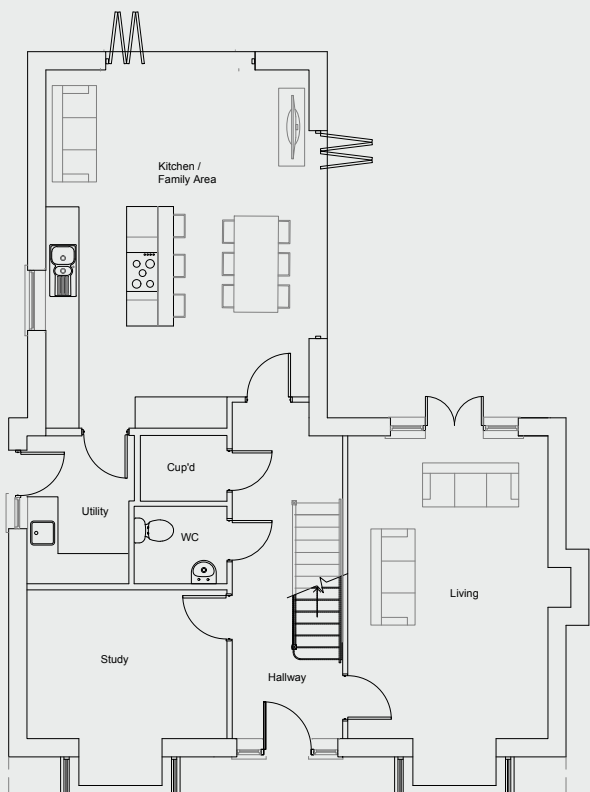
## 4-bedroom detached house

Floor area: 191 m<sup>2</sup> | 2,055 sq ft

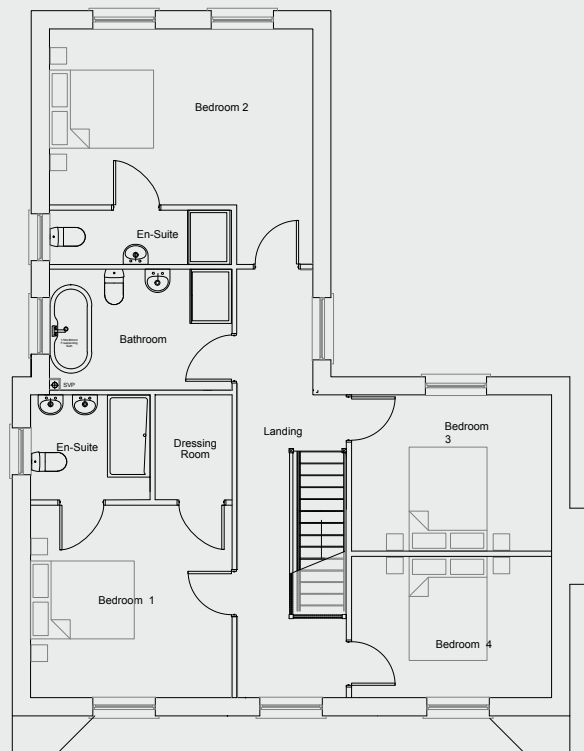
Garden area: 440 m<sup>2</sup>

Double garage

Ground floor



First floor



### Room sizes

Lounge	11' 4" x 18' 7"
Study	9' 9" x 12' 4"
Kitchen area	16' 4" x 22' 9"
Utility	9' 2" x 6' 6"
Bed 1	12' 4" x 11' 5"
Bed 2	16' 4" x 11' 7"
Bed 3	12' 4" x 9' 9"
Bed 4	12' 4" x 9' 9"



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# PLOT 2

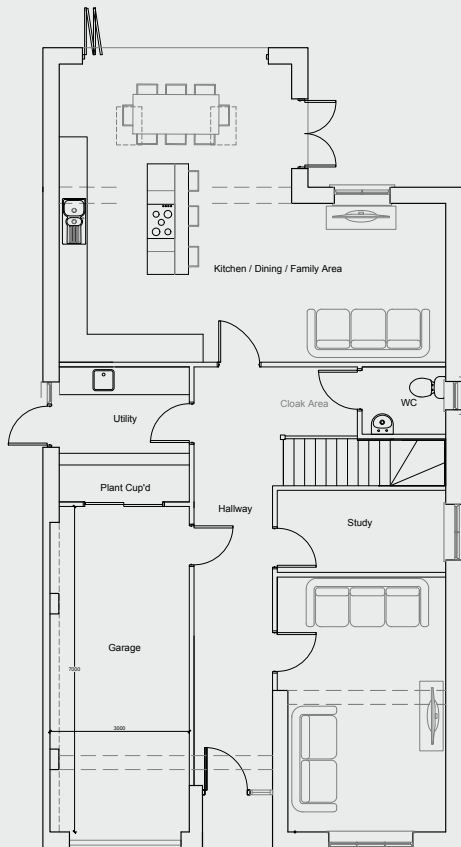
**4-bedroom detached house**

Floor area: 196 m<sup>2</sup> | 2,109 sq ft

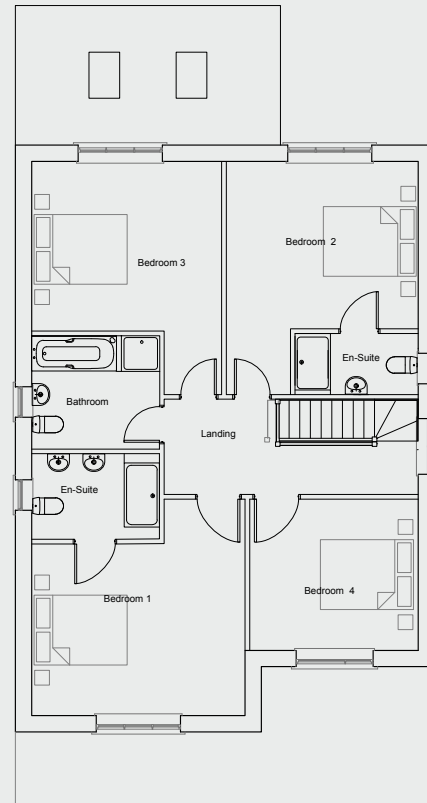
Garden area: 290 m<sup>2</sup>

Single garage

Ground floor



First floor



## Room sizes

Lounge	17' 7" x 10' 8"
Study	11' 8" x 5' 6"
Kitchen area	27' 2" x 11' 7"
Family area	16' 10" x 9' 8"
Utility	9' 9" x 6' 2"
Bed 1	15' 9" x 11' 8"
Bed 2	13' 4" x 11' 8"
Bed 3	13' 2" x 11' 8"
Bed 4	10' 5" x 11' 8"





# PLOT 3

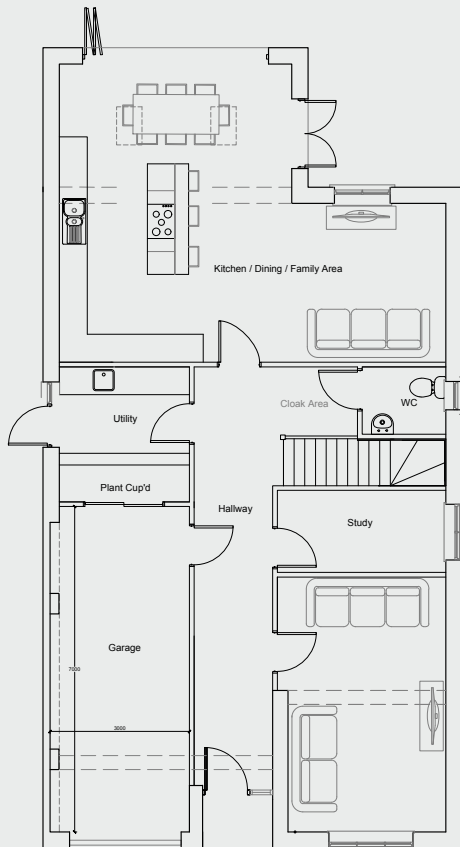
## 4-bedroom detached house

Floor area: 196 m<sup>2</sup> / 2,109 sq ft

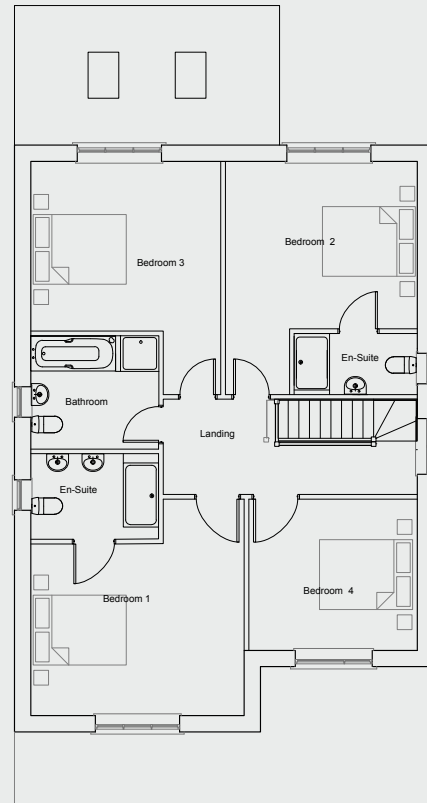
Garden area: 165 m<sup>2</sup>

Single garage

Ground floor



First floor



### Room sizes

Lounge	17' 7" x 10' 8"
Study	11' 8" x 5' 6"
Kitchen area	27' 2" x 11' 7"
Family area	16' 10" x 9' 8"
Utility	9' 9" x 6' 2"
Bed 1	15' 9" x 11' 8"
Bed 2	13' 4" x 11' 8"
Bed 3	13' 2" x 11' 8"
Bed 4	10' 5" x 11' 8"



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# PLOT 4

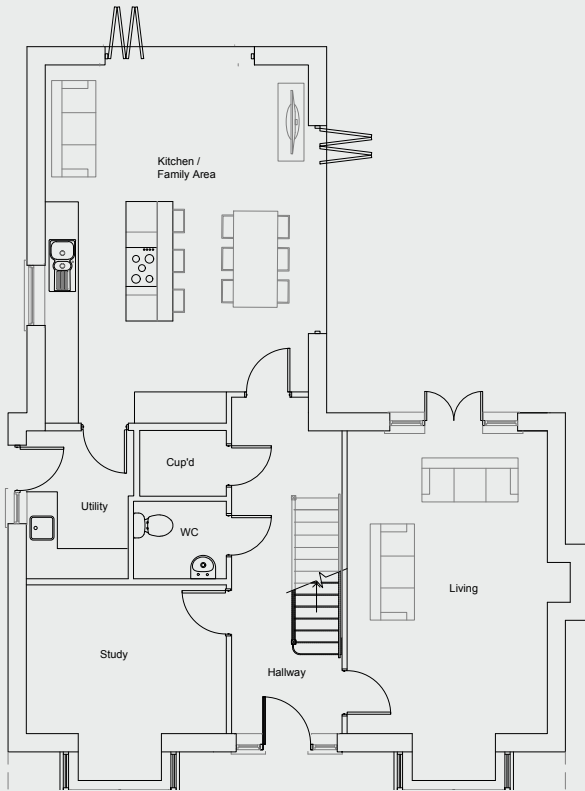
**4-bedroom detached house**

Floor area: 191 m<sup>2</sup> | 2,055 sq ft

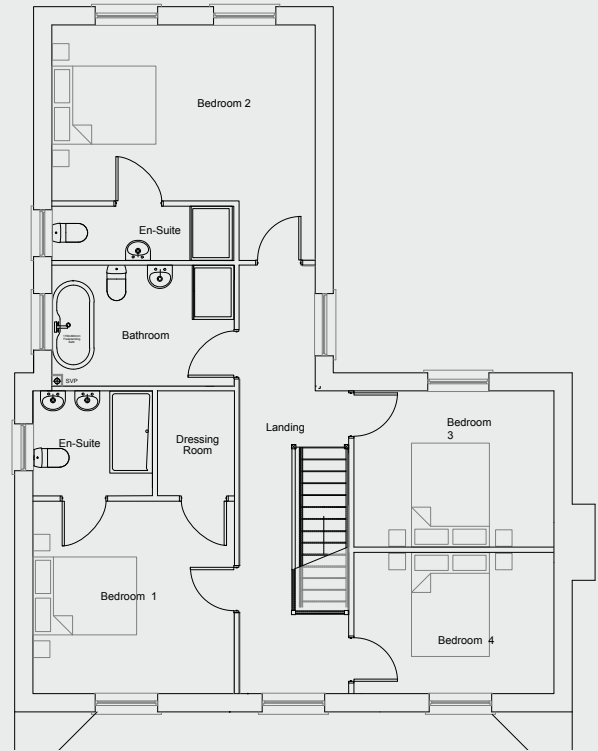
Garden area: 195 m<sup>2</sup>

Double garage

Ground floor



First floor



## Room sizes

Lounge	11' 4" x 18' 7"
Study	9' 9" x 12' 4"
Kitchen area	16' 4" x 22' 9"
Utility	9' 2" x 6' 6"
Bed 1	12' 4" x 11' 5"
Bed 2	16' 4" x 11' 7"
Bed 3	12' 4" x 9' 9"
Bed 4	12' 4" x 9' 9"





Please note the images are of a previous development by Aspyre Homes.



# SPECIFICATION

Blending timeless character with modern sophistication, these beautifully crafted homes offer a calm, considered approach to contemporary village living.

- Underfloor heating downstairs
- Radiators first floor
- Oak doors
- Herringbone flooring
- EV charger in garage (if applicable)
- Handmade kitchens
- Bosch appliances
- Downdraft induction hob
- Wine fridge
- Hot tap
- En-suites
- Roca cabinets and sanitary ware, including showers
- Merlin shower doors
- Oak staircase with toughened glass





# oakheart

LAND & NEW HOMES