

oakheart



£650,000

Offers In The Region Of
St Osyth Road, Alresford

Discover the charm of 'Franceska Gardens,' an exclusive development featuring just five exceptional, high-spec new homes. Choose from two distinct house types, ranging from 1,797 sq ft to 2,023 sq ft. Every property boasts a garage and driveway, expansive gardens with picturesque open field views, and kitchen/family rooms that open to the outdoors through bi-folding doors. Inside, you'll find a separate study, four to five bedrooms, and two en-suites, all finished to the highest luxury standards. Plus, our commitment to eco-friendliness ensures

that each property is built for maximum energy efficiency. Don't miss the chance to be a part of this exquisite community.

Location:

Nestled on the outskirts of the highly sought-after Alresford village, Franceska Gardens enjoys an idyllic location, just about 6 miles from the bustling heart of Colchester City Centre. This charming village offers a delightful array of local amenities,

including the renowned 'The Pointer' village pub, convenient shops, and tantalizing takeaways.

For those with a penchant for seamless city connectivity, Alresford boasts its own train station, providing swift access to London Liverpool Street in under 90 minutes. Tucked away from the main road, our site offers a serene and secluded haven, complemented by enchanting countryside vistas at the rear. Discover the perfect blend of convenience and tranquillity at Franceska Gardens!

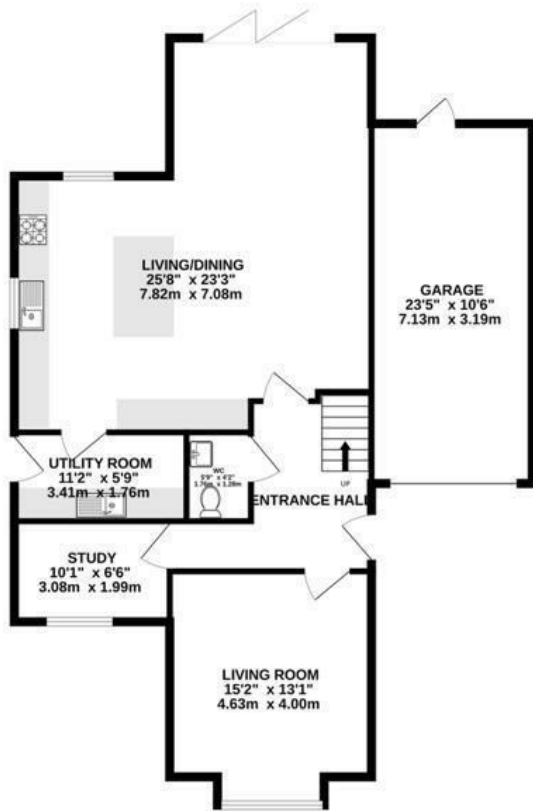




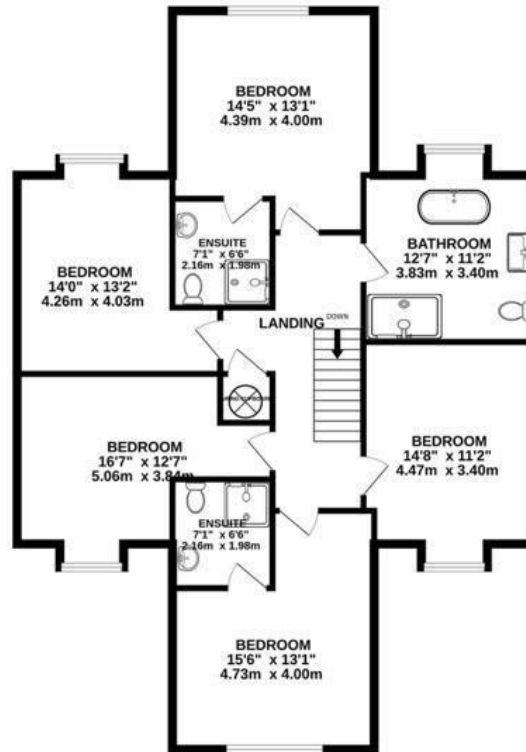




GROUND FLOOR
936 sq.ft. (87.0 sq.m.) approx.



1ST FLOOR
1087 sq.ft. (101.0 sq.m.) approx.



TOTAL FLOOR AREA: 2024 sq.ft. (188.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Local Authority:
Tending District Council

Tenure:
Freehold

Council Tax Band:
New Build

Energy Efficiency Rating

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

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