

# FARROWS FARM

— STOCK —



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H O M E S



# FARROWS FARM

STOCK

Farrows Farm is an exclusive development of just three luxurious detached family homes set within a private, gated rural setting surrounded by open countryside.



The Hoop Public House



Stock countryside

Stock village

Situated in one of the most desirable postcodes in Essex, the village of Stock is conveniently located between Chelmsford and Billericay but is a world away from the busy high street.

In the village you will find a post office, florist and general store where all daily essentials are available.

There are three pubs in the village: The Bear, The Hoop, and The Baker's Arms. The Hoop has continuously been awarded 1 AA Rosettes for the last 10 years. They have also featured year on year in the Good Food Guide, Alastair Sawdays and the AA Pub & Restaurant guides. The Harvard Inn is located within the village centre and hosts a sophisticated wine bar & restaurant, with luxury accommodation.

Also located within the village is Greenwoods Hotel & Spa. The hotel is a Grade II Listed 17th Century manor house and is the perfect venue for any occasion with 39 bedrooms, 3 function rooms, AA rosette awarded restaurant, spa and fitness facilities.

Stock is home to the prestigious Crondon Park Golf Club. The golf club features an 18 hole championship course and a par 3 course. The Baronial Barn at Crondon Park is an award winning wedding venue and the club is a key part of the village.

Less than 3 miles from Farrows Farm is the town of Billericay. Billericay's retail experience range's from independent shops to antique and coffee shops. There are an abundance of restaurants and pubs located in Billericay High street and The Stockbrook Manor Country Club is a multi-function events venue with private accommodation & the capacity to host a wide selection of events as well as an 18 hole golf course. In addition to Billericay's proximity the sought after village of Ingatestone is less than four miles away, the high street is home to many independent shops and pubs.

The vibrant city of Chelmsford is less than a ten minute drive and provides an extensive selection of restaurants. The town has a wide variety of shopping facilities including Marks & Spencer, and importantly the premier retail destination of Bond Street which is home to many well known brands.

There is a variety of leisure and entertainment facilities in Chelmsford, including three cinemas and The Riverside Leisure Centre which has a 25m swimming pool, learner pool, state-of-the-art gym, fitness studios and ice rink.

## Education

For those with children to consider, Stock and the local area offers excellent educational opportunities.

The Stock C of E School has been awarded 'Good' Ofsted reports.

There are two senior schools in nearby Billericay and Ingatestone, The Mayflower School and Anglo European School both awarded 'Good' Ofsted reports.

There are twenty five schools in Chelmsford that have been awarded 'Outstanding' Ofsted reports. Only a fifteen minute drive from Farrows Farm is the prestigious Brentwood School located in Brentwood which has been consistently awarded 'Outstanding' Ofsted reports.



Bond Street, Chelmsford



The Harvard Inn, Stock



St Michael's Church, Stock



Stockbrook Manor

Billericay Train Station

## Superbly Connected

The village has a direct link to the A12 via the B1007 and there are bus services to Chelmsford, Lakeside, Wickford and Basildon.

### By Car

Billericay	6 minutes
Ingatestone	7 minutes
Chelmsford	7 minutes
Brentwood	15 minutes
Lakeside Shopping Centre	30 minutes
Colchester	35 minutes
Stansted Airport	35 minutes

### By Rail (From Billericay Station)

Southend Airport	22 minutes
Stratford	26 minutes
Colchester	35 minutes



**AEDIS**  
HOMES

At Aedis Homes we ensure the finest attention to detail is paid to design.

Farrows Farm has been designed to take reference from traditional design methods with a contemporary approach.

The development slips effortlessly into the rural character using timber boarding, brick detailing and a variety of roof finishes.

Built by craftsmen to the highest standard these luxurious houses benefit from generous private gardens.

The houses combine traditional design with modern standards including spacious kitchens and living areas.

Master bedrooms and bedrooms 2 and 3 include en-suites.

Each house has ample parking, with plots 2 and 3 incorporating car ports.



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## Development Layout



**1**  
**The Stables**  
3 bedrooms

**2**  
**The Coach House**  
4 bedrooms

**3**  
**The Oak Barn**  
5 bedrooms



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# THE STABLES

3 bedrooms | Total: 148.6 m<sup>2</sup> | 1,600 ft<sup>2</sup>



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## GROUND FLOOR



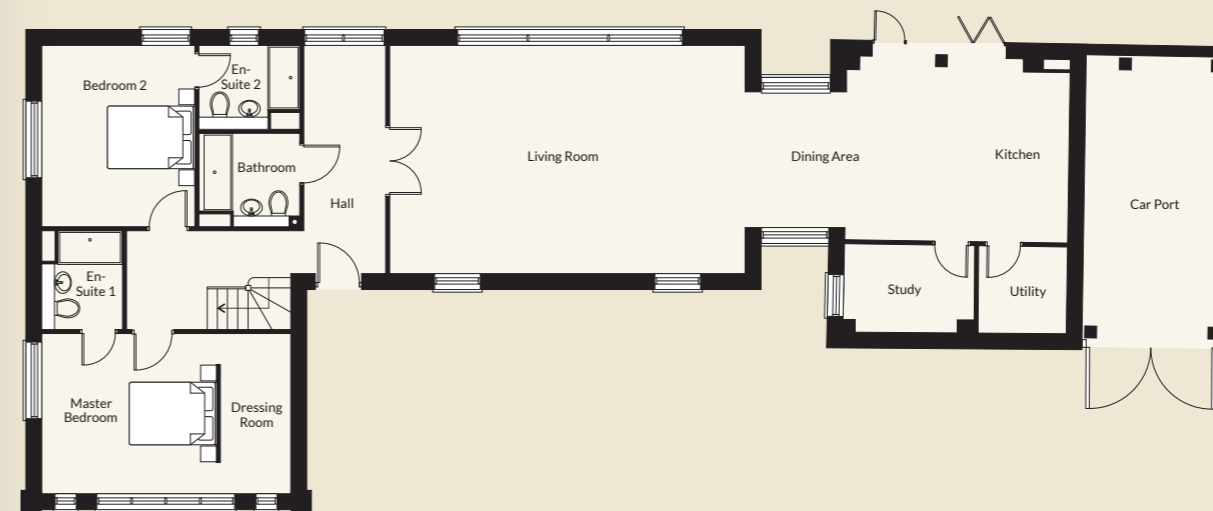
	metres
Kitchen/Dining	4.18 x 7.17
Living Room	4.91 x 5.74
Utility	2.19 x 1.64
Study	2.19 x 2.58
Master Bedroom	4.22 x 3.88
Master Bedroom En-suite	2.84 x 1.99
Master Bedroom Dressing Room	2.84 x 1.58
Bedroom 2	4.02 x 3.67
Bedroom 2 En-suite	1.43 x 2.23
Bedroom 2 Dressing Room	1.43 x 1.34
Bedroom 3	4.74 x 2.59
Bedroom 3 En-suite	1.92 x 1.64
WC	1.42 x 1.64

# THE COACH HOUSE

4 bedrooms | Total: 176.5 m<sup>2</sup> | 1,900 ft<sup>2</sup>

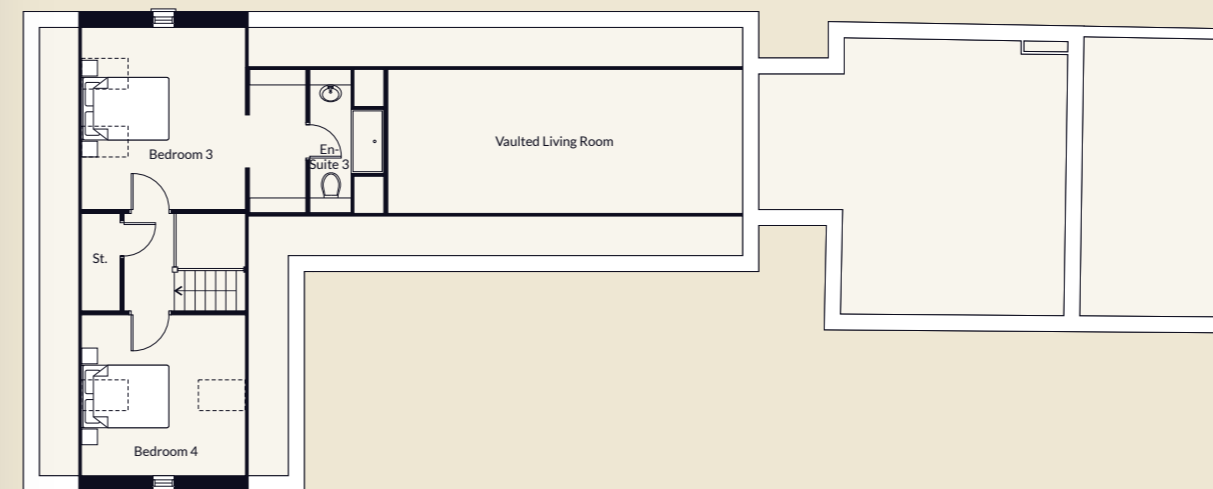


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## GROUND FLOOR

	metres
Kitchen/Dining	7.16 x 6.77
Living Room	7.82 x 5.04
Utility	1.95 x 1.92
Study	2.89 x 1.92
Master Bedroom	5.49 x 3.54
Master Bedroom En-suite	1.78 x 2.14
Bedroom 2	3.37 x 4.00
Bedroom 2 En-suite	2.22 x 1.84
Bathroom	2.22 x 2.07



## FIRST FLOOR

	metres
Bedroom 3	3.60 x 4.00
Bedroom 3 En-suite	1.62 x 3.17
Bedroom 4	3.60 x 3.54

# THE OAK BARN

5 bedrooms | Total: 264.7 m<sup>2</sup> | 2,850 ft<sup>2</sup>

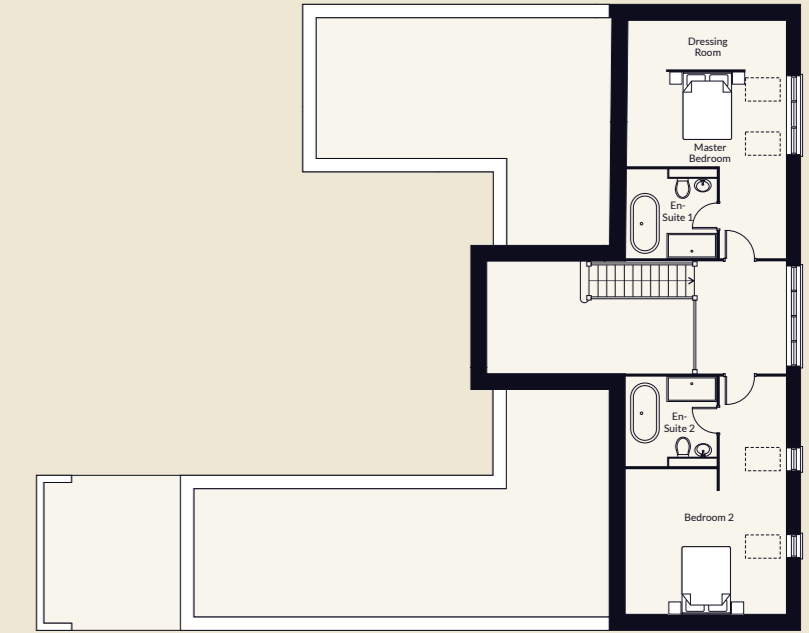


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## GROUND FLOOR

	metres
Kitchen/Family Space	4.58 x 6.84
Dining Area	4.52 x 3.18
Study/Play Room	4.54 x 3.07
Living Room	5.75 x 3.99
Utility	2.50 x 2.68
Bedroom 3	4.54 x 3.65
Bedroom 3 En-suite	1.58 x 2.60
Bedroom 4	3.49 x 3.67
Bedroom 4 En-suite	2.38 x 2.60
Bedroom 5	4.09 x 2.60
WC	1.08 x 2.31



## FIRST FLOOR

	metres
Master Bedroom	4.51 x 4.12
Master Bedroom En-suite	2.57 x 2.52
Bedroom 2	4.56 x 4.09
Bedroom 2 En-suite	2.55 x 2.52



## SPECIFICATION Built to the highest standard and finished with stylish fixtures and fittings.

### KITCHENS

- Handmade shaker style kitchen by Davonport
- 30mm Nile Carrera Quartz worktops
- Rangemaster Farmhouse double bowl sink with Quooker tap
- Integrated Neff appliances including:
  - Neff air induction hob
  - Neff oven and combination oven
  - Neff double fridge freezer
  - Neff dishwasher
  - Neff wine cooler
  - Neff washing machine
  - Neff tumble dryer

### BATHROOMS

- Stylish white sanitaryware and vanity units with chrome taps and shower by Saneux
- Full height porcelain tiles to shower cubicle, bath areas and half height to remaining walls
- Soft close toilet seats
- Fitted LED mirror above vanity unit
- Freestanding ceramic baths to main bathrooms

### ELECTRICAL

- Low energy LED downlighters to bathrooms, hallway, landing and kitchen
- Pendants to bedrooms and living areas
- Mains powered smoke detectors
- EV Charging point
- Entrance gate intercom system

### HEATING

- Energy efficient air heat source pumps
- Underfloor heating to ground floor and first floor bathrooms
- Chrome heated towel rails to bathrooms

### INTERIOR DESIGN

- Interior design by Lux Life interiors

### DRESSING ROOMS

- Bespoke dressing room to master bedrooms by Neatsmith

### INTERNAL FINISH

- Amtico flooring to entrance area, kitchen and dining area
- Wool carpet to living room, stairs, bedroom and landings
- Black solid core doors to bedrooms and bathrooms with antique brass ironmongery
- Crittall doors to kitchen and living areas
- Ogee style skirting and architraves throughout
- Staircases with wrought iron spindles

### EXTERNAL FINISHES

- Aluminium double glazed windows throughout
- LED light on PIR sensors to front and rear doors
- Composite front door
- Paving in indian sandstone slabs
- External tap

### INTERNET

- BT Fibre

### WARRANTY

- 10 Year Latent Defect Warranty



PHOTOGRAPHY FROM A PREVIOUS DEVELOPMENT



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