



# RE/MAX

## PROPERTY HUB



### OLD SCHOOL COURT

An exclusive collection of just 10 high specification 3 and 4 bedroom family homes set in a peaceful village location. These exceptional homes are built to the highest of standards offering modern living space with a high end luxury feel and attention to detail.



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## 10 Old School Court Wix Road, Harwich, CO12 5FR

### £535,000

Welcome to Oaklands, an executive 4 bedroom detached home offering over 1500 Sq.ft of luxury space, with double garage and off road parking located in an exclusive mews development in the desirable Ramsey Village. Offering stylish family living with open plan fully integrated kitchen/family room, bi-fold doors leading to the garden, separate lounge, ground floor cloakroom, on the first floor are 4 well sized bedrooms (1 en-suite), and a family bathroom.

With underfloor heating on the ground floor and radiators on the second floor

Set in the peaceful village of Ramsey, Old School Court is a collection of just 10 high specification family homes, these exceptional homes have been built to the highest standards, offering modern living space with a high end luxury feel and attention to detail, the development offers both 3 & 4 bedroom homes

#### [Location](#)

The picturesque village of Ramsey, an area that has so much to offer due to it's beautiful surrounding countryside, perfect for walks and tranquility, but also nearby access to the A120 with links to the A12 to Colchester, Stansted Airport and London.

With historic Harwich in close proximity offering a delightful selection of bars and restaurants, shops, award winning beach and seafront and many other local amenities, Harwich Port is also close by allowing convenient travel to the Hook of Holland Train Stations nearby include Wrabness, Dovercourt and Harwich all offering links to London Liverpool Street

Entrance Hall

Ground Floor Cloakroom

Lounge with bifold doors to garden

Kitchen/Family Room with Bi fold doors to garden

Bedroom 1

Bedroom 2

En-suite Shower Room

Bedroom 3

Bedroom 4

Family Bathroom

**VIEWINGS STRICTLY BY APPOINTMENT ONLY**

Agents Note:

All images, CGI's and dimensions are provided for guidance purposes only, final appearance may vary

# Floor Plan





**Floor 0**

**Approximate total area<sup>(1)</sup>**  
1518.00 ft<sup>2</sup>



**Floor 1**

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE 360**

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

  

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</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>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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