



oakheart

£950,000

Scholars Close, Felsted

£10,000

Stamp Duty Contribution

**\*\*£10,000 STAMP DUTY INCENTIVE AVAILABLE\*\***

This exquisite four-bedroom residence sets the standard for luxurious family living, meticulously crafted to the highest specifications to offer spacious and inviting interiors. A dedicated dining room, expansive living room featuring a captivating fireplace, wood-burner, and French windows, alongside separate study and utility rooms, create an atmosphere of comfort and functionality. The open-plan kitchen, dining, and family area provide the perfect hub for relaxation and entertainment, enhanced by glazed sliding doors and expansive windows offering seamless transitions between

indoor and outdoor living.

Ascending the stairs, the master and second bedrooms boast indulgent en-suite shower rooms, while a generously sized family bathroom is adorned with premium sanitary ware, ensuring every aspect of daily living is met with sophistication and style.

Externally, the residence boasts a garage and three parking spaces, providing convenience and practicality for modern lifestyles.

Each home within the collection exudes its own unique character,

while unified by a harmonious blend of traditional elements and contemporary styling. Carefully landscaped plots with ample parking and lush greenery complement the homes' exteriors, while interiors are thoughtfully designed to maximise natural light and offer generous, well-proportioned living spaces perfect for modern-day living.

Inside, light-filled living areas showcase meticulous attention to detail, with premium finishes, bespoke Bosch integrated appliances, and elegant design elements creating an ambiance of refined comfort. Innovative energy-efficient features











**Local Authority:**  
Uttlesford District Council

**Tenure:**  
Freehold

**Council Tax Band:**  
New Build

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>86</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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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