

oakheart

£540,000

Scholars Close, Felsted

Part-Exchange  
*available*





\*\*\*£10,000 STAMP DUTY INCENTIVE AND PART-EXCHANGE AVAILABLE\*\*\*

This exquisite three-bedroom home is a testament to modern elegance, featuring a sleek kitchen/dining area adorned with premium units and named integrated appliances.

The spacious living room is bathed in natural light, courtesy of the expansive section of sliding glazed doors that seamlessly connect indoor and outdoor living.

Upstairs, the expansive master bedroom, strategically positioned over the integrated carport, offers a luxurious retreat complete with a spacious

en-suite. Accompanied by two further double bedrooms and an impressive family bathroom, this home offers both comfort and sophistication.

Nestled within the serene surroundings of Watch House Green, Scholars' Green effortlessly marries the charm of English village life with the tranquility of the countryside. Surrounded by the historic landmarks of Felsted and sprawling farmlands, the development radiates a rich sense of heritage and character.

Each residence within the collection boasts its own unique charm, unified by a seamless fusion of traditional materials and contemporary design elements. Carefully landscaped plots with ample parking and lush greenery complement the homes' exteriors, while interiors are thoughtfully crafted to maximize

natural light and offer spacious, well-proportioned living areas ideal for modern-day living.

Inside, light-filled living spaces exude warmth and functionality, featuring subtle downlighters, exquisite flooring, premium surfaces, and bespoke units housing branded integrated appliances. Glazed doors open onto landscaped patios and gardens, providing serene outdoor retreats.













**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>		<b>86</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	

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.