

oakheart



£580,000

Scholars Close, Felsted

£10,000

Stamp Duty Contribution

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

This stunning four-bedroom residence spanning 1329 square feet epitomizes contemporary elegance, boasting a sleek kitchen/dining area adorned with premium units and named integrated appliances.

The spacious living room, bathed in natural light streaming through double doors overlooking the rear garden, offers a serene retreat. Upstairs, the expansive master bedroom, strategically positioned over the integrated carport, offers ample space for a luxurious en-suite, accompanied by three additional bedrooms and an impressive family bathroom.

Nestled within the tranquil confines of Watch House Green, Scholars' Green seamlessly blends the essence of English village life with the serenity of the countryside. Surrounded by the historic landmarks of Felsted and sprawling farmlands, the development is steeped in heritage and charm.

Each residence within the collection exudes its own unique character, unified by a seamless blend of traditional materials and contemporary design. Carefully landscaped plots with ample parking and lush greenery complement the homes' exteriors, while interiors are meticulously designed to maximize natural light and offer spacious, well-proportioned living areas ideal for modern-day living.

Inside, light-filled living spaces are thoughtfully crafted to enhance comfort and functionality, featuring subtle downlighters, exquisite flooring, premium surfaces, and bespoke units housing branded integrated appliances. Glazed doors open onto landscaped patios and gardens, creating inviting outdoor retreats.

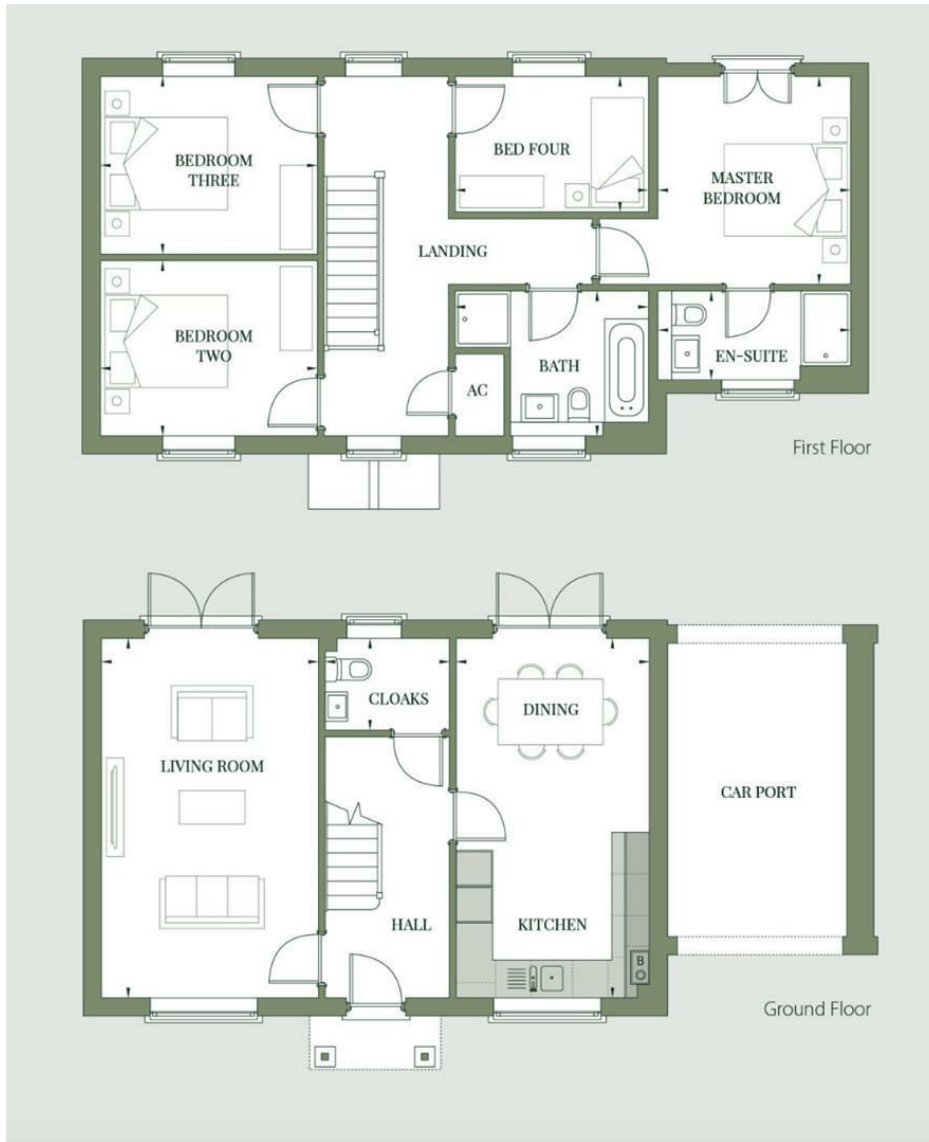
With innovative energy-efficient features and flexible layouts, these homes cater to a diverse range of lifestyles. Dedicated study spaces accommodate remote working, while ample power points and advanced connectivity options ensure seamless integration with modern technology.











**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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