

oakheart



£795,000

Hanningfield Park, Chelmsford

Experience unparalleled luxury in the Harlequin, a stunning 5-bedroom home designed for modern living. Boasting 4 bathrooms and 3 reception rooms, this home offers ample space for family and entertaining. Move right in and enjoy the professionally designed interior with a contemporary kitchen featuring built-in appliances and a boiling water tap. Indulge in the bathrooms with Crosswater sanitaryware, marble-effect tiles, and heated towel rails. Enjoy energy-efficient living with underfloor heating on all floors, solar panels, and an air source heat pump. Step outside to

a larger-than-average, fully turfed garden with a patio area. With pre-installed EV charging, this home is ready for the future. Optional extras like wall molding and fitted wardrobes allow you to customize this exceptional home to your exact taste.

Nestled on the edge of the breathtaking Hanningfield nature reserve, Hanningfield Park offers an unparalleled countryside escape just 35 minutes from London and close to the vibrant city of Chelmsford. This exceptional development provides residents

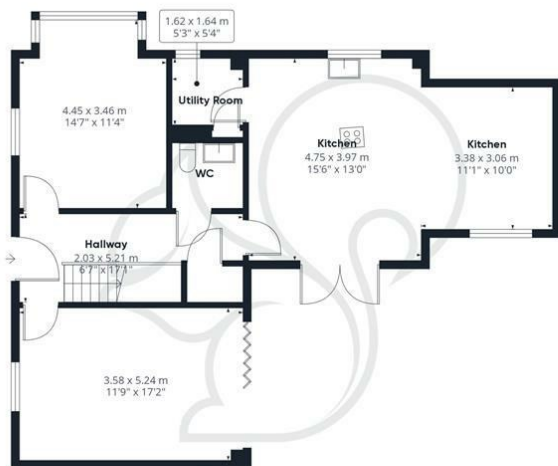
with a unique opportunity to live harmoniously with nature, surrounded by mature landscaping and incredible natural amenities. From the doorstep, homeowners can enjoy woodland trails, shoreline walks, and access to the stunning Hanningfield Reservoir - a Site of Special Scientific Interest renowned for its wildlife and wildfowl populations. Whether you're seeking tranquil outdoor adventures, peaceful family picnics, or simply a serene environment to unwind after a busy workday, Hanningfield Park delivers an idyllic lifestyle that seamlessly blends modern sustainable living with the raw beauty of the Essex countryside.



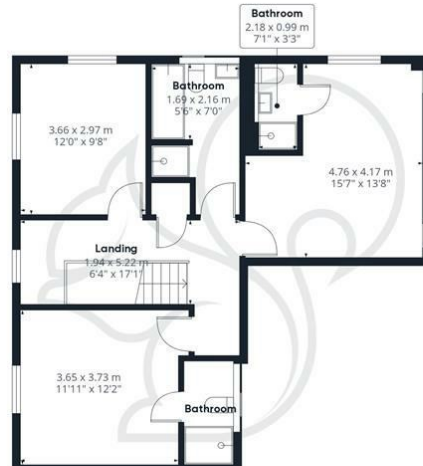








Ground Floor



Floor 1



Floor 2

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Approximate total area^m

181.55 m²

1954.18 ft²

Reduced headroom

2.84 m²

30.55 ft²

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 1.5 m/5 ft

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Local Authority:
Chelmsford City Council

Tenure:
Freehold

Council Tax Band:
New Build

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs	100	100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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