

oakheart



£460,000

Plot 64, Hanningfield Park, Chelmsford



Discover The Aylesbury at Hanningfield Park-a beautifully appointed two-bedroom, two-bathroom, two-reception room home designed for modern, sustainable living in the Essex countryside. This thoughtfully crafted property features a spacious layout with larger-than-average plots and fully turfed gardens, offering both privacy and a connection to nature. Step into a contemporary kitchen equipped with Miami white Silestone quartz worktops, a boiling water tap, built-in appliances, and a stylish island with breakfast bar-perfect for entertaining or relaxed family meals.

Enjoy the comfort of underfloor heating throughout, powered by

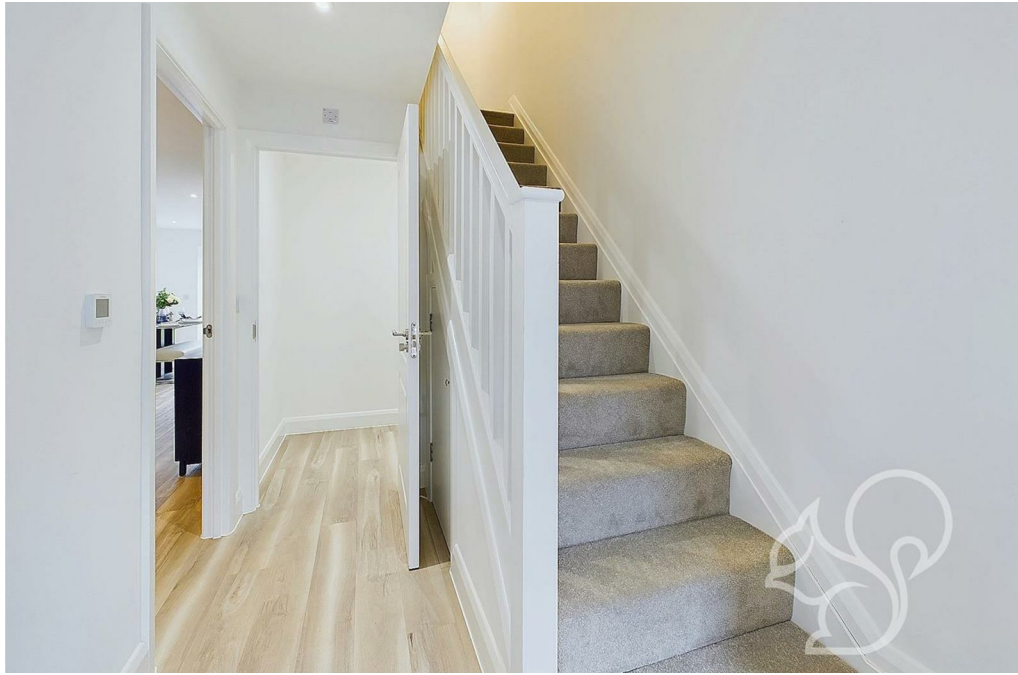
efficient air-source heat pumps, and benefit from the latest solar panel and battery technology for energy savings and eco-conscious living. The bathrooms are finished to a high standard, boasting Ideal Standard ceramics, vanity units, fully tiled showers, and elegant chrome and black fittings. Every detail has been considered, from white panelled internal doors with satin nickel ironmongery to planked flooring for a natural, uplifting feel.

Hanningfield Park represents a luxurious residential development that prioritises high-specification living and ecological consciousness. The homes are equipped with contemporary

kitchens featuring boiling water taps and built-in appliances, premium bathrooms with designer sanitary-ware, and cutting-edge sustainable technologies including air source heat pumps, underfloor heating, and solar panels with battery charging capabilities. Located near Hanningfield reservoir and offering nature trails, these properties provide residents with the opportunity to personalise their living spaces through optional extras like wall mouldings, fitted wardrobes, and EV chargers. With its EPC A rating, The Mallard represents the pinnacle of energy-efficient, modern family living.











Ground Floor



Floor 1

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Approximate total area[®]
88.21 m²
949.47 ft²

(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

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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