

oakheart



£550,000

Plot 15, Scholars Close, Felsted



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.



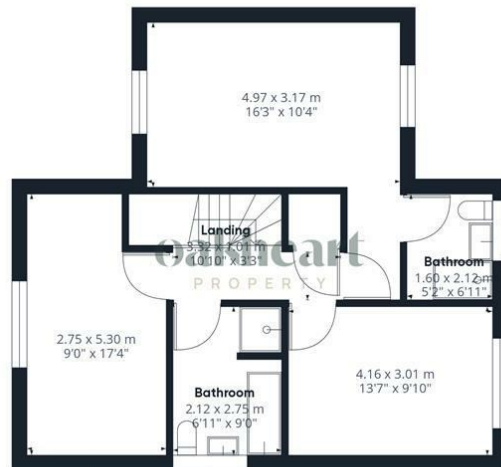








Ground Floor



Floor 1

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Approximate total area<sup>®</sup>

106.39 m<sup>2</sup>  
1145.17 ft<sup>2</sup>

(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:  
Uttlesford

Tenure:  
Freehold

Council Tax Band:  
New Build

### Energy Efficiency Rating

|                                             | Current   | Potential                                                                                                        |
|---------------------------------------------|-----------|------------------------------------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |           |                                                                                                                  |
| (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>                             |           |                                                                                                                  |
| Not energy efficient - higher running costs |           |                                                                                                                  |
| <b>England &amp; Wales</b>                  |           | EU Directive<br>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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