

oakheart



£950,000

Plot 8, Farmstead Manor, Woodham Ferrers

Plot 8 at Farmstead Manor offers a contemporary 4 bedroom detached residence spanning approximately 1,915 sq ft, complete with a double garage and ample private garden, nestled within this prestigious Woodham Ferrers enclave. On the ground floor, discover an inviting lounge of around 17'9" x 11'2" alongside a versatile 17'9" x 12'10" kitchen/dining area that serves as the perfect gathering spot for daily life and guests, flowing seamlessly

to outdoor spaces. The first floor delivers four thoughtfully sized bedrooms, a master with en suite privileges, a stylish shared bathroom and flexible layout options for modern needs. Reflecting the development's elevated standards, it includes underfloor heating on the ground floor powered by an air source heat pump, Premium kitchen cabinetry paired with quartz surfaces and AEG appliances, Porcelanosa tiles, LVT in key living zones with bedroom

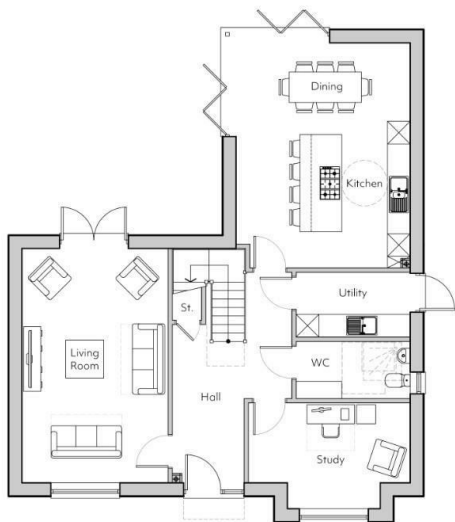
carpeting, recessed spotlights, EV charger readiness, porcelain patio paving and a fully turfed garden.



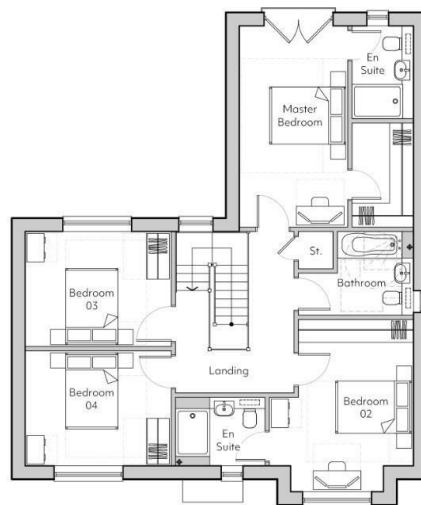








**Ground Floor**



**First Floor**

Local Authority:  
Chelmsford County 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>85</b>	<b>85</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.

Oakheart Chelmsford  
01245 800181  
chelmsford@oakheart.co.uk  
20 Victoria Road, Chelmsford, Essex, CM1 1PA

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