

# oakheart

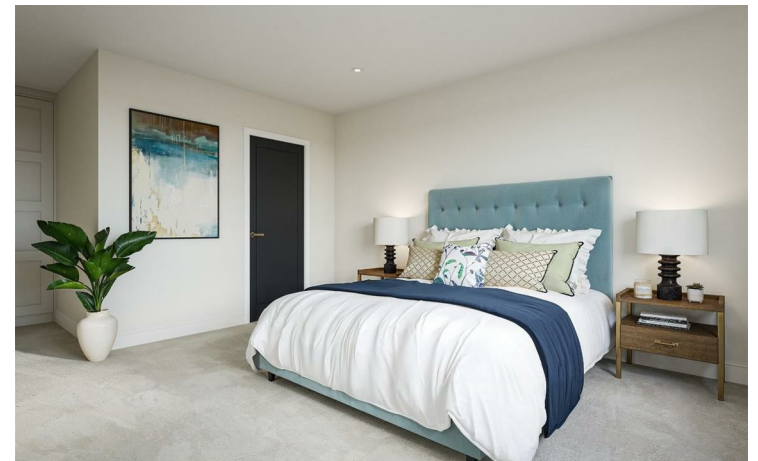
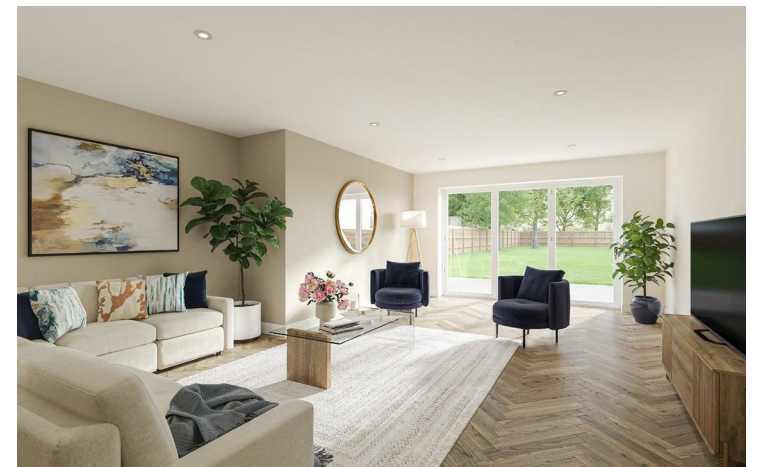
£750,000

Plot 6, Farmstead Manor, Woodham Ferrers

Plot 6 at Farmstead Manor is a well-proportioned 4 bedroom detached home of around 1,529 sq ft, enjoying a single garage and a generous rear garden in this exclusive ten-plot development in Woodham Ferrers. The ground floor features a bright 17'11" x 12'7" living room along with a superb 20'8" x 15'8" kitchen/dining space, giving plenty of room for family life and entertaining with direct access to the garden. Upstairs, there are four bedrooms including a

comfortable principal bedroom with en suite, two further good doubles, a versatile fourth bedroom/study and a contemporary family bathroom. The home enjoys the same premium specification as the rest of Farmstead Manor, with underfloor heating to the ground floor via an air source heat pump, Symphony kitchen with quartz worktops and AEG appliances, Porcelanosa tiling, LVT to main living areas with carpet in bedrooms, spotlights

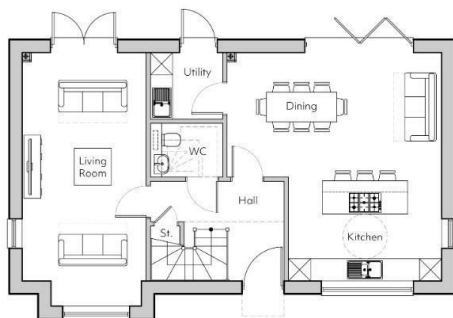
throughout, EV car charger, porcelain patio and fully turfed gardens, all in a peaceful semi-rural setting close to South Woodham Ferrers and its excellent rail and road links.



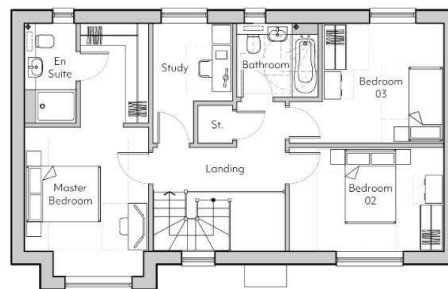








**Ground Floor**



**First Floor**

**Local Authority:**  
Chelmsford City 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.

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