

oakheart



£550,000

Guide Price

Farmfield Road, Great Tey

GUIDE PRICE: £550,000 – £600,000.

Occupying a prime position on the highly sought-after Farmfield Road in Great Tey, this exceptional four-bedroom detached home has been re-imagined, extended and significantly upgraded by the current owners, including an impressive double-storey extension. The result is a beautifully balanced and versatile family home, finished to a high standard throughout and perfectly suited to modern living.

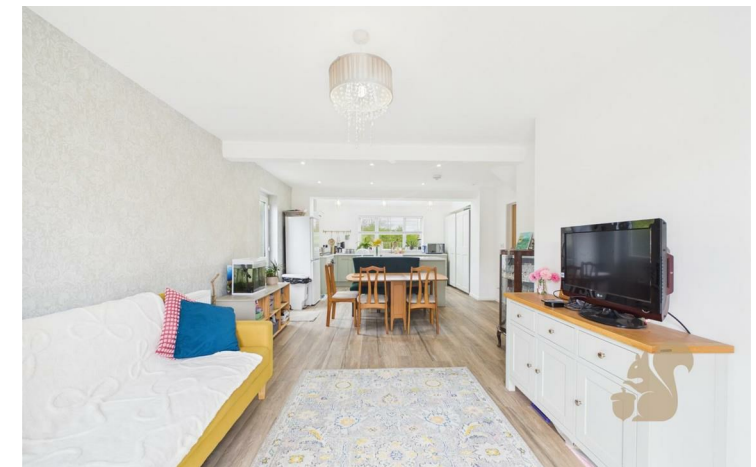
The property is approached via a block-paved driveway, providing ample off-road parking and access to a double-length garage. A spacious and welcoming entrance hall sets the tone, enhanced by stylish LVT flooring and oak internal doors, and leads to a sleek ground floor cloakroom complete with contemporary fittings.

To the rear of the home lies the true showpiece a stunning open-plan kitchen/dining space thoughtfully designed as the heart of the home. Featuring shaker-style units, granite work surfaces, a butler sink, vaulted ceiling with Velux windows, and extensive spotlighting, this space is both elegant and functional. Large glazed doors flood the room with natural light and open seamlessly onto the garden, creating an ideal setting for entertaining. A separate utility room provides additional workspace and storage, with convenient internal access to the garage.

The generous living room offers a perfect place to unwind, complete with bi-folding doors opening directly onto the rear garden, enhancing the strong indoor-outdoor connection.

Upstairs, a central landing leads to four well-proportioned bedrooms. The principal suite benefits from a stylish en-suite shower room with contemporary finishes, while the remaining bedrooms are served by a luxurious family bathroom, featuring dual vanity basins, a striking freestanding claw-foot bath, and a rainfall shower.

Externally, the south-facing rear garden is thoughtfully landscaped with patio and lawn areas, established hedging, and a detached summer house ideal for home working.



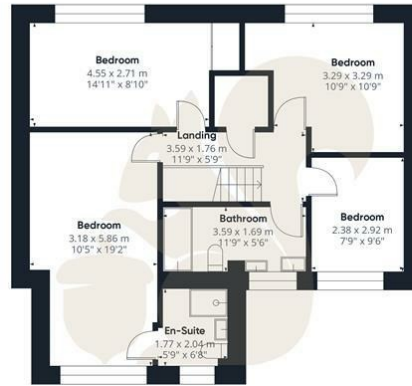








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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**Main building GLA<sup>TM</sup>**

158.47 m<sup>2</sup>  
1705.74 ft<sup>2</sup>

**Main building total**

180.32 m<sup>2</sup>  
1940.92 ft<sup>2</sup>

**Building 2 total**

8.85 m<sup>2</sup>  
95.22 ft<sup>2</sup>

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Tenure:  
Freehold

Council Tax Band:  
D

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>87</b>	<b>88</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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