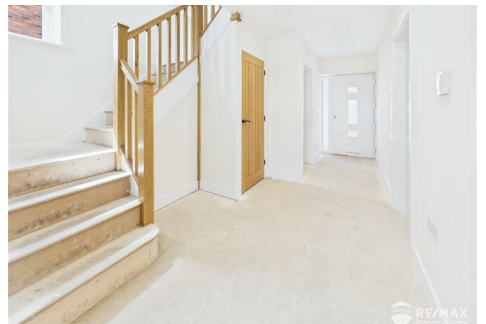




# RE/MAX

## PROPERTY HUB



## Oakley Gardens Harwich Road, Little Oakley, CO12 5FP

**Price £695,000**

Set in a 2 acre plot - This newly built executive five bedroom detached home offers approx 2,300 sq. ft. of well-designed living space, set within an exclusive private development in the village of Little Oakley.

The property features a spacious open-plan kitchen/family room with integrated appliances, sky lights and bi-fold doors opening onto a generous rear garden, enjoying countryside and distant sea views. Additional ground floor accommodation includes a separate utility room with access to the generous double garage, a further reception room and a cloakroom.

Upstairs offers five well-proportioned bedrooms, including a principal bedroom with en-suite, alongside a modern family bathroom. Rear bedrooms benefit from Juliette balconies. Externally, the home benefits from a substantial private driveway, double garage with electric doors and a generous sunny rear garden.

As previously mentioned, with a total plot size of approx. 2 acres, allowing equestrian use if desired.

Further features include an air source heat pump, underfloor heating to the ground floor, EV charging point and PV solar panels (optional battery storage). Buyers can also choose from a range of LVT flooring and carpets.

### Entrance Hall

A spacious and welcoming entrance hall featuring a ground floor cloakroom, useful storage cupboard, and stairs rising to the first floor. Doors provide access to the reception room, utility room, and open-plan kitchen/family room

### Ground Floor Cloakroom

Fitted with a low-level WC and inset wash hand basin, complimentary herringbone wall tiling, with a window to the front aspect.

### Lounge/Reception Room 12'5" x 11'1" (3.81 x 3.39)

Generous reception space featuring a bay window to the front aspect, providing excellent natural light. Carpet or LVT flooring (choices available).

### Open Plan Kitchen / Family Room 24'5" x 22'5" (7.46 x 6.84)

A stylish open-plan space featuring a range of fully integrated appliances including fridge, dishwasher, combi oven, fan oven, induction hob, and boiling water tap. Finished with quartz worktops, breakfast bar, and LVT flooring (choice of finishes available). Two skylights allowing natural light to flow and bi-fold doors provide seamless access to the rear garden.

### Utility/Laundry Room 11'0" x 5'5" (3.37 x 1.67)

Finished with quartz worktops and integrated full height freezer, offering space for washing machine and tumble dryer. Features an inset sink with mixer tap and an integral door providing direct access to the garage.

### First Floor Accommodation:-

#### Master Bedroom 17'1" x 13'3" (5.22 x 4.04)

Spacious master suite with window to the rear affording sea and countryside views, storage cupboard, radiator, and access to an en-suite bath and shower room.

#### 4 Piece Ensuite 15'1" x 5'9" (4.61 x 1.77)

Luxurious four-piece suite comprising freestanding bath, double walk-in shower, bespoke wall tiling low-level WC, and twin wash basins with integrated vanity storage. Benefitting from LED illuminated wall-mounted mirrors and a chrome heated towel radiator.

#### Bedroom 2 13'6" x 12'0" (4.12 x 3.68)

Well-proportioned double bedroom with French doors and Juliette balcony to the rear affording sea & countryside views, radiator.

#### Bedroom 3 12'6" x 10'3" (3.83 x 3.14)

Well-proportioned double bedroom with windows to side and front aspects, radiator.

#### Bedroom 4 10'0" x 8'9" (3.07 x 2.67)

Well-proportioned double bedroom with French doors and Juliette balcony to the rear affording sea & countryside views, radiator.

#### Bedroom 5 11'9" x 6'6" (3.59 x 2.00)

With two windows to front aspect, radiator.

#### Family Bathroom 10'3" x 6'11" (3.13 x 2.12)

Luxurious four-piece suite comprising freestanding bath, double walk-in shower, feature wall tiling, low-level WC, wash basin with integrated vanity storage. Benefitting from an LED illuminated wall-mounted mirror/storage cupboard and a chrome heated towel radiator.

#### Garage & Outside Areas:-

Double garage with power and lighting, electric doors and personnel door to the garden. a generous block-paved driveway providing access and parking for 5+ vehicles.

The generous side and rear garden is fully enclosed and will be mainly laid to lawn with a porcelain patio, outside tap, side access to both sides of the property.

The remainder of the plot would be perfect for a multitude of uses including equestrian .....

# Floor Plan

**Floor 0**

- Double Garage: 19'5" x 20'4" (5.93 x 6.21 m)
- Kitchen / Living Area: 8'4" x 10'0" (2.54 x 3.05 m)
- Utility Room: 5'5" x 11'0" (1.67 x 3.37 m)
- Lounge / Reception Room: 12'5" x 11'1" (3.81 x 3.39 m)
- Entrance Hall
- OF WC

**Floor 1**

- Master Bedroom: 17'1" x 12'5" (5.22 x 4.08 m)
- En-Suite
- Bedroom 4: 8'9" x 10'1" (2.67 x 3.07 m)
- Bedroom 2: 13'0" x 12'0" (4.12 x 3.68 m)
- Landing
- Bathroom
- Bedroom 3: 12'0" x 10'2" (3.63 x 3.14 m)
- Bedroom 5: 6'6" x 11'9" (2.00 x 3.59 m)

**Approximate total area<sup>(1)</sup>**

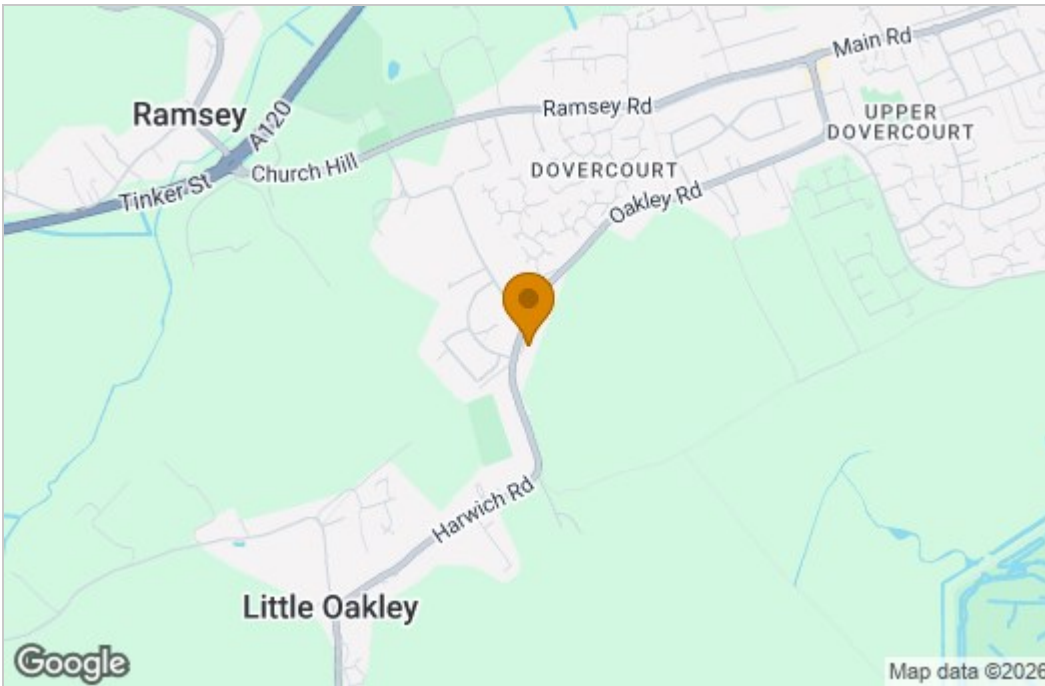
2295 ft<sup>2</sup>  
213.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		87	88
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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