

Latimer at OAKLANDS

Copford

Oaklands in Copford near Colchester offers a real taste of village life. Just a short drive from historic Colchester, vibrant Chelmsford, and commutable London, it's ideally located. These superb new homes feature light, airy living spaces and private gardens, perfect for first-time buyers, families, or downsizers seeking a charming, well-connected village in the sought-after southeast.

SPECIFICATION

THREE BEDROOM SEMI-DETACHED HOUSE / TYPE - PARHAM / PLOT 5



Kitchens

- Contemporary fitted kitchens
- Laminate worktops and matching upstands
- Integrated single oven
- Electric hob with stainless steel extraction hood
- Integrated fridge/freezer
- Space for washing machine
- Removable kitchen unit for a standard size dishwasher

Bathrooms

- White sanitaryware
- Chrome taps and handles
- Tiles to three sides of the bath with splashback to basin
- Vinyl flooring
- Bath with glass shower screen

Flooring

- Abingdon Stainfree Carpet to bedrooms, stairs and landing
- Amtico Spacia, wood effect floor finish to living, dining, kitchen, hall and cloakroom
- Cushion vinyl sheet flooring to bathroom

Outdoor Space

- Front and rear gardens to house
- 4' x 6' windowless treated timber shed to rear gardens of houses
- Electric vehicle charging point

General

- Air Source Heat Pump

£120,000*

*30% share of the full market value of £400,000. T&C's apply

KITCHEN/DINING	4.24 M X 3.56 M	13'9" X 11'8"
LIVING	4.76 M X 3.15 M	15'8" X 10'3"
BEDROOM 1	3.77 M X 3.14 M	12'5" X 10'4"
BEDROOM 2	4.27 M X 2.88 M	14'0" X 9'6"
BEDROOM 3	4.27 M X 3.21 M	14'0" X 10'6"
TOTAL AREA	94.2 SQ.M.	1,014 SQ.FT.

KEY

- FF - FRIDGE/FREEZER
- WD - WASHER DRYER SPACE
- DW - DISHWASHER SPACE
- RL - ROOF LIGHT



1.5 miles to Marks Tey Station.
Trains to London in under 1 hour



Two allocated parking spaces



Village shops and amenities within walking distance



High specification throughout

BOOK YOUR VIEWING APPOINTMENT

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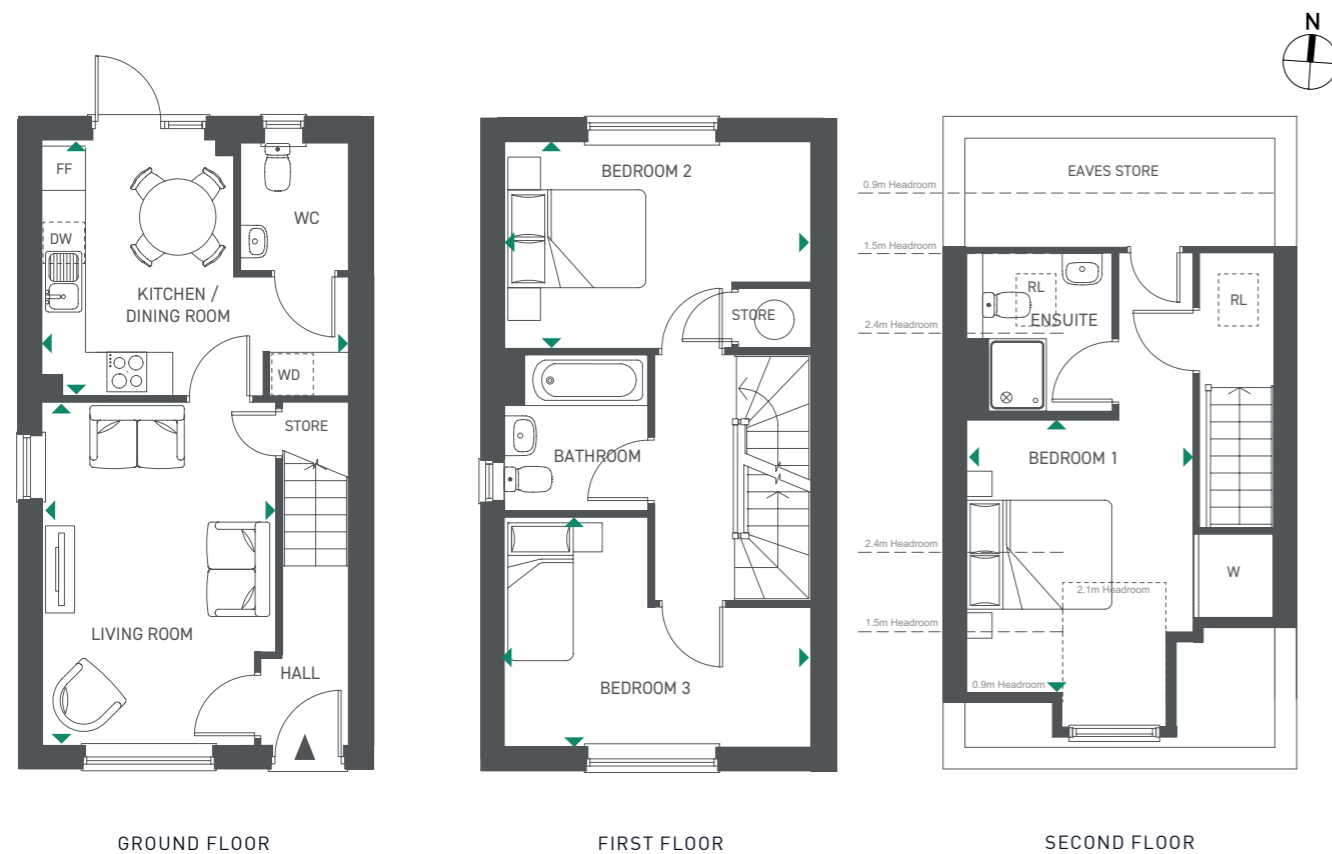
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SPECIFICATION

THREE BEDROOM SEMI-DETACHED HOUSE / TYPE - PARHAM / PLOT 6



Kitchens

- Contemporary fitted kitchens
- Laminate worktops and matching upstands
- Integrated single oven
- Electric hob with stainless steel extraction hood
- Integrated fridge/freezer
- Space for washing machine
- Removable kitchen unit for a standard size dishwasher

Bathrooms

- White sanitaryware
- Chrome taps and handles
- Tiles to three sides of the bath with splashback to basin
- Vinyl flooring
- Bath with glass shower screen

Flooring

- Abingdon Stainfree Carpet to bedrooms, stairs and landing
- Amtico Spacia, wood effect floor finish to living, dining, kitchen, hall and cloakroom
- Cushion vinyl sheet flooring to bathroom

Outdoor Space

- Front and rear gardens to house
- 4' x 6' windowless treated timber shed to rear gardens of houses
- Electric vehicle charging point

General

- Air Source Heat Pump

£120,000*

*30% share of the full market value of £400,000. T&C's apply

KITCHEN/DINING	4.27 M X 3.56 M	14'0" X 11'8"
LIVING	4.76 M X 3.15 M	15'8" X 10'3"
BEDROOM 1	3.77 M X 3.14 M	12'5" X 10'4"
BEDROOM 2	4.27 M X 2.88 M	14'0" X 9'6"
BEDROOM 3	4.27 M X 3.21 M	14'0" X 10'6"
TOTAL AREA	94.2 SQ.M.	1,014 SQ.FT.

KEY

- FF - FRIDGE/FREEZER
- WD - WASHER DRYER SPACE
- DW - DISHWASHER SPACE
- RL - ROOF LIGHT



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Trains to London in under 1 hour



Two allocated parking spaces



Village shops and amenities within walking distance



High specification throughout

Floorplans shown are for illustrative purposes and approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

*The specifications mentioned in this brochure are indicative and may vary for each house or apartment within the The Orchard development. While we strive to provide accurate and up-to-date information, please note that individual units may have unique features, layouts, or finishes. Please speak to your sales executive for more details.

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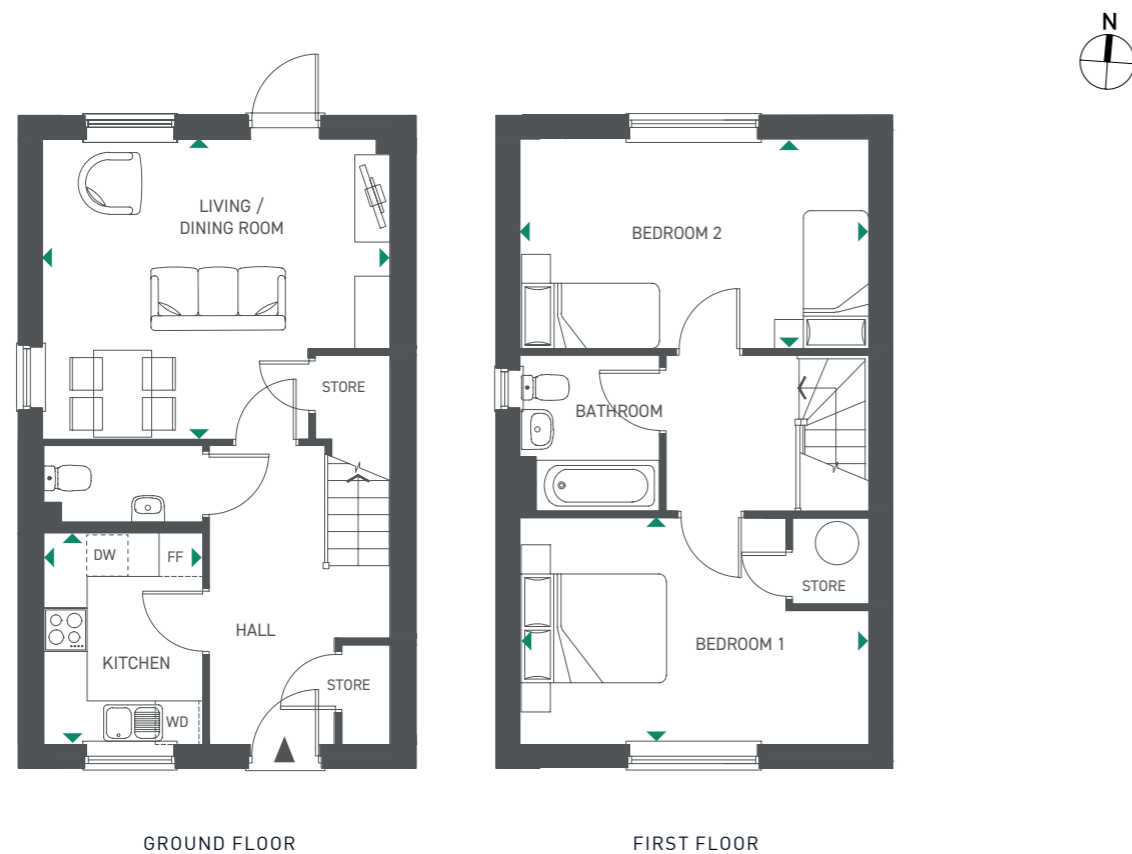
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SPECIFICATION

TWO BEDROOM SEMI-DETACHED HOUSE / TYPE - HERTFORD / PLOT 38



Kitchens

- Contemporary fitted kitchens
- Laminate worktops and matching upstands
- Integrated single oven
- Electric hob with stainless steel extraction hood
- Integrated fridge/freezer
- Space for washing machine
- Removable kitchen unit for a slimline dishwasher

Bathrooms

- White sanitaryware
- Chrome taps and handles
- Tiles to three sides of the bath with splashback to basin
- Vinyl flooring
- Bath with glass shower screen

Flooring

- Abingdon Stainfree Carpet to bedrooms, stairs and landing
- Amtico Spacia, wood effect floor finish to living, dining, kitchen, hall and cloakroom
- Cushion vinyl sheet flooring to bathroom

Outdoor Space

- Front and rear gardens to house
- 4' x 6' windowless treated timber shed to rear gardens of houses
- Electric vehicle charging point

General

- Air Source Heat Pump

£119,000*

*35% share of the full market value of £340,000. T&C's apply

LIVING/DINING	4.83 M X 4.17 M	15'10" X 13'8"
KITCHEN	2.95 M X 2.22 M	9'8" X 7'4"
BEDROOM 1	4.83 M X 3.16 M	15'10" X 10'5"
BEDROOM 2	4.83 M X 2.93 M	15'10" X 9'7"
TOTAL AREA	79.7 SQ.M.	858 SQ.FT.

KEY

- FF - FRIDGE/FREEZER
- WD - WASHER DRYER SPACE
- DW - DISHWASHER SPACE



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by Clarion Housing Group