



St. Osyth
£1,000,000



Discover the perfect combination of space, elegance, and natural beauty in this stunning four-bedroom, three-bathroom family home, nestled within the picturesque surroundings of St Osyth, Essex. This deceptively large and beautifully presented detached house has undergone extensive refurbishment, offering both style and comfort for modern family living or a luxurious holiday retreat.

Imagine waking up to panoramic views across the serene Mill Dam Lake and farmland beyond. Set on a plot approaching 3/4 acre, this stunning property offers more than 300ft of lake frontage, providing a tranquil haven for you and your family to enjoy. Outdoor living is truly embraced with a generous 1700 sq ft split patio area, perfect for alfresco dining and entertaining guests.

The heart of the home features a spacious 30ft sitting room/dining room, complete with bi-fold doors, inviting the outside in and allowing you to fully appreciate the breathtaking lake views.

The principal suite is truly impressive, offering over 350sq ft of luxury with a dressing room, en-suite bathroom and a large private balcony boasting both lake and creek views, providing the perfect sanctuary to unwind and relax.

Parking is a breeze with a double garage and horseshoe drive providing ample space for numerous vehicles. The property also benefits from six parking spaces, making it the ultimate destination for family gatherings and get-togethers.

Conveniently located for access to local beaches, mainline stations and road network, this exceptional home offers a perfect balance between country living and easy accessibility. Don't miss your chance to own this truly unique and luxurious property in a sought-after location.

Agents Note:

Tenure: Freehold

Council Tax Band: F

Services: Mains electric/water/drainage

Heating: Oil

Telephone & Broadband: EE, O2 & Vodafone mobile available indoor & Ultrafast broadband available





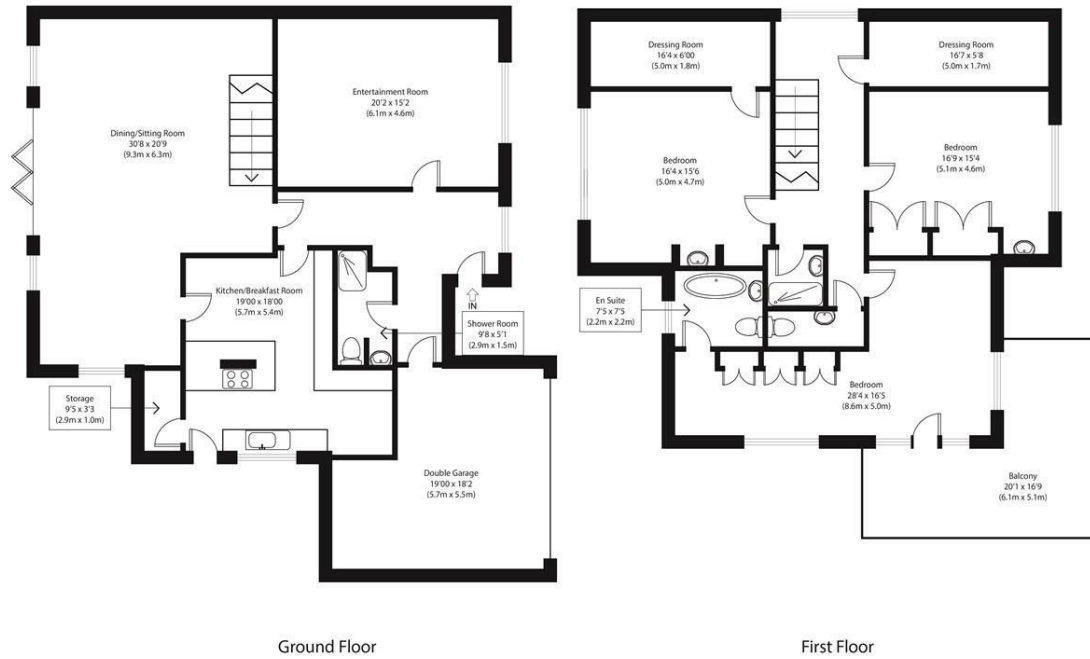
LOCATION

St Osyth village is approximately 5 miles from Clacton-on-Sea and 12 miles from Colchester. The village offers good local facilities including a primary school, local convenience store, butchers, public houses, open greensward and the Mill Dam Lake by St Osyth Creek for water sports. The nearby seaside town of Clacton-on-Sea is a short bus ride away and offers a wider range of shopping and leisure facilities. Colchester town centre is surrounded by its roman walls and is steeped in history including its Norman castle. The town centre offers a wide range of shopping facilities including national retailers and specialist shops, with a wide choice bars and restaurants. There is a multi-screen cinema, the Mercury Theatre and First Site Art Gallery. Further educational facilities include the 6th Form College, Colchester Institute and the University of Essex. For the commuter Colchester North Station provides mainline services to London Liverpool Street.





Floor Plans



Approximate Gross Internal Area
3120 sq ft (290 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.cjphillips.co.uk



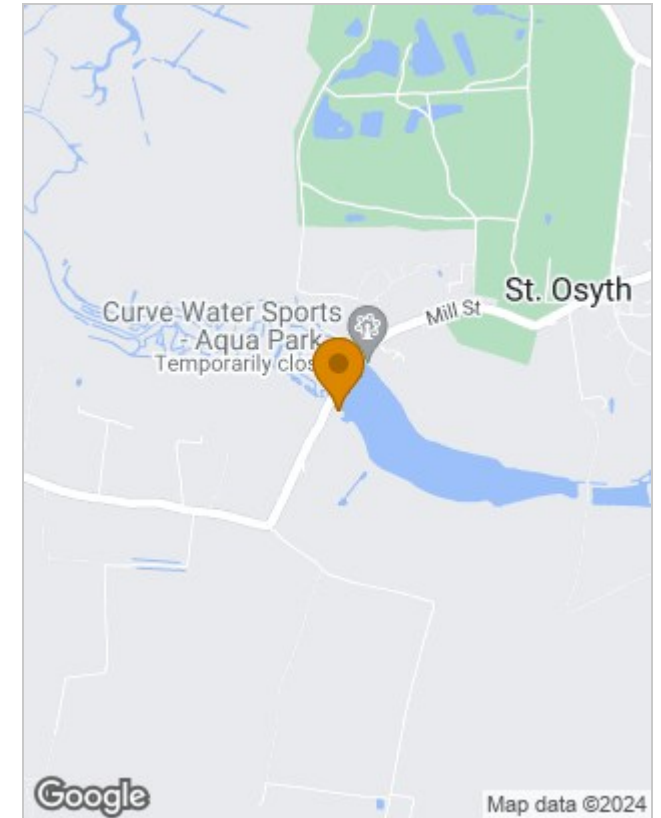
Viewing

Please contact our Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		