



GAME ESTATES

PROPERTY SALES & LETTINGS

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22 Dawes Lane
West Mersea
Essex
CO5 8HL

Guide Price
£725,000- £750,000



- Detached Bungalow
- 3 Bedrooms
- 3 Bathrooms
- Large Driveway
- Large outside entertaining area.
- Garage
- Heated Swimming pool
- Pool house / Annex

Guide Price £725,000 – £750,000 This stunning and spacious bungalow, proudly presented by Game Estates, is nestled on the outskirts of the beautiful island of West Mersea. A standout feature of this exceptional home is the recently extended kitchen, complete with sleek bifold doors that open onto the rear garden, offering a seamless transition to the patio and the fabulous swimming pool—perfect for entertaining and relaxing. Adding to its appeal, the impressive pool house offers a private retreat with its own double bedroom, sitting room, and bathroom, making it ideal for guests or use as a self-contained annexe. The main property boasts two further double bedrooms, one with an En-suite, ensuring ample space for a growing family or visiting friends. With a large driveway, a garage, and a wealth of indoor and outdoor entertaining spaces, this home truly has it all. Whether you're looking for a luxurious family home or the perfect space for hosting, this property is an exceptional find. Extension potential.

Viewing is essential—don't miss out on this incredible opportunity!

Hallway: 19' x 6' (5.79m x 1.83m)

The bright and spacious hallway, wider than usual, enhances the welcoming feel of the home. It also features a loft hatch, providing access to a partially boarded loft with power, offering additional storage and versatility.

Kitchen: 14' 11" x 21' 7" (4.55m x 6.58m)

The heart of any home is the kitchen, and this one is truly a centrepiece. Featuring sleek white units complemented by warm wood-coloured worktops, it exudes both style and practicality. At its core, a spacious island incorporates a breakfast bar, a sink, and ample storage, all while offering an uninterrupted view of the patio and pool area through stunning bifold doors. Designed for effortless family gatherings and memorable meals, this kitchen is perfect for both entertaining and everyday living.

Lounge: 18' x 18' (5.49m x 5.49m)

This spacious lounge, situated at the front of the property, boasts a stunning feature fireplace with log burner and a charming bay window that enhances the front aspect. An elegant archway seamlessly connects it to the dining room, creating an open-plan feel while still preserving distinct, dedicated spaces

Dining Room: 18' 9" x 7' 6" (5.72m x 2.29m)

Situated at the rear of the property, this space features its own patio doors that open directly onto the patio area, creating a seamless indoor-outdoor flow and an inviting alfresco dining experience.

Master bedroom: 12' x 11' 10" (3.66m x 3.61m)

Located at the front of the property with its own bay window, built in wardrobes and ensuite stylish and bright

En-suite: 11' 9" x 8' 11" (3.58m x 2.72m)

This modern en-suite, adjoining the master bedroom, is both stylish and sleek. It features a pristine white suite, including a luxurious roll-top bath with chrome mixer taps, an enclosed shower cubicle, a close-coupled toilet, and a pedestal hand basin, combining elegance with functionality.

Bedroom Two: 12' x 12' (3.66m x 3.66m)

Situated at the rear of the property, this spacious double bedroom benefits from a built-in double wardrobe, offering both convenience and ample storage.

Family Bathroom: 6' 11" x 5' 9" (2.11m x 1.75m)

This elegant white suite features a panelled bath with chrome mixer taps, a close-coupled toilet, and a pedestal hand basin. The tiled floor adds a stylish touch, while an obscure window to the side aspect ensures both natural light and privacy.

Garden: 110' x 76' (33.53m x 23.16m)

This spacious and meticulously maintained outdoor area is an entertainer's dream. At its heart, a sparkling swimming pool with a retractable cover invites relaxation and fun. The pool is surrounded by a generous paved patio, providing ample space for seating, sunbathing, or enjoying the outdoors. A neatly trimmed lawn borders the patio, offering a lush green contrast that enhances the beauty of the space. The charming single-story brick building with sliding glass doors opens directly onto the patio, offering versatile potential as a pool house, garden room, or even an annexe. A pergola-covered seating and bar area provides the perfect shaded retreat for outdoor dining or unwinding with a drink in hand. The garden is adorned with a variety of plants, shrubs, and trees, adding natural beauty and creating a tranquil atmosphere. This outdoor space is ideal for both relaxing in peace and hosting memorable gatherings with family and friends.

Front Garden

This impressive front garden, with the property set back, offers outstanding kerb appeal. Enclosed within a charming feature brick wall, the spacious driveway provides ample parking for at least 5-6 cars. A neatly maintained lawn area adds a touch of greenery, softening the hard landscaping and enhancing the welcoming feel of the entrance. Additionally, the driveway leads to a detached single garage, complete with a classic up-and-over white door, offering further convenience and storage.

Pool house/Annex /Bar/Home Office

Set alongside the heated swimming pool, this versatile self-contained, single-story building offers endless possibilities. Its patio doors open into a central lounge area, creating a bright and welcoming space. To the right, a generously sized bedroom comfortably accommodates two double beds, while to the left, a well-appointed bathroom features a sleek white suite and an enclosed shower. This fantastic addition to the property can serve as a dedicated pool house and entertaining space—add a bar, a large TV, or a pool table, and you have the perfect private retreat. Alternatively, it provides an ideal home office, offering a quiet and separate workspace away from the main house. For families, it's a great solution for teenagers or relatives seeking their own independent living area. Whether for leisure, work, or extra accommodation, this flexible space enhances the home's appeal and functionality.

Annex Lounge

10' 2" x 12' 10" (3.10m x 3.91m)

Annex Bedroom

11' 2" x 19' 10" (3.40m x 6.05m)

Annex Bathroom

5' 13" x 8' 2" (1.85m x 2.49m)

Council Tax Band: F

AWAITING EPC AND FLOORLAN

