

oakheart



£900,000

Guide Price
East Road, East Mersea

Guide Price £900,000 - £950,000

Step into a world of serene elegance at Watersmeet, a distinguished four-bedroom detached residence set on an impressive 3/4-acre plot in the enchanting enclave of East Mersea, Essex. This remarkable property redefines the art of luxurious living, offering a symphony of refined features that promise to elevate your lifestyle.

As you arrive, a grand sweeping in and out driveway sets the stage for the majesty that awaits. The pristine exterior of Watersmeet boasts mature and meticulously maintained gardens, a botanical paradise where you can savor the tranquil beauty of nature.

This substantial residence unfolds with grace and sophistication. Two generously proportioned reception rooms greet you, bathed in the soft glow of natural light. These spaces offer a canvas for relaxation or hosting cherished gatherings, where the charm of your home becomes an extension of your hospitality.

The heart of this haven is the vast kitchen breakfast room, a harmonious blend of modern convenience and timeless allure. This culinary sanctuary beckons aspiring chefs and social butterflies alike, where memorable family gatherings are effortlessly orchestrated.

Watersmeet offers you not one, but three, sumptuous bathrooms to

rejuvenate and pamper yourself. Whether it's an invigorating start to your day or a soothing escape at night, these elegant spaces promise comfort and style.

Indulge in entertainment and recreation with a dedicated games room that beckons your creativity. Here, the potential to craft an annexe to cater to extended family or guests is yet another testament to the versatility this home affords.

The large double garage accommodates your vehicles and storage needs with ease, ensuring your prized possessions are secure and organised.

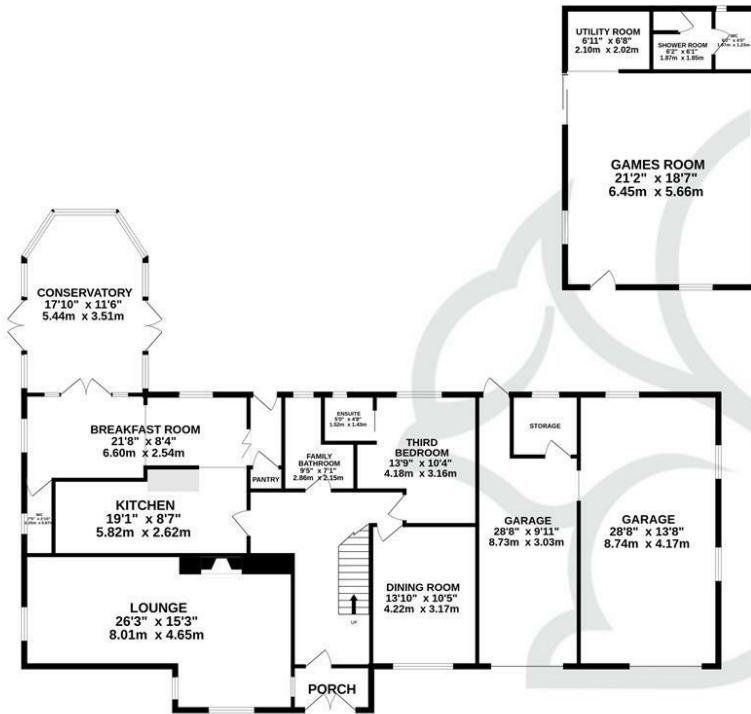




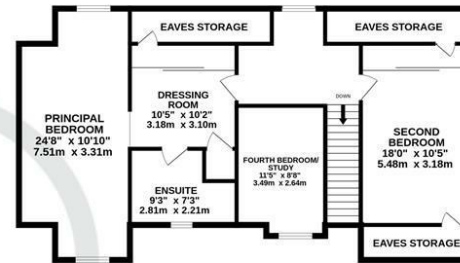




GROUND FLOOR
2578 sq.ft. (239.5 sq.m.) approx.



1ST FLOOR
997 sq.ft. (92.6 sq.m.) approx.



TOTAL FLOOR AREA : 3575 sq.ft. (332.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023



Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
F

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		75
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.

Oakheart Mersea
01206 382191
mersea@oakheartproperty.co.uk
34a Barfield Rd, West Mersea, Colchester, Essex, CO5 8QT

oakheart