

oakheart



£750,000

Asking Price

East Road, East Mersea



Nestled on a generous plot of approximately 1/3 of an acre (subject to survey), boasting picturesque views of the surrounding farmland and the Estuary, we proudly present Fairways—a stunning 1920's four-bedroom detached chalet-style property. This remarkable residence was once among the distinguished Golf houses, retaining its original charm and character while offering spacious and versatile living spaces.

Spanning an impressive 1737 Sq Ft, Dormy Houses exudes a sense of timeless elegance. The accommodation comprises a captivating Drawing room, a comfortable Sitting room, a welcoming Family Room, an inviting Dining room, a convenient downstairs Shower room, and a well-appointed downstairs bedroom. Additionally, a delightful conservatory provides a tranquil space to

unwind. Upstairs, the Master Bedroom boasts an en-suite, providing privacy and convenience.

Beyond the interior, an enchanting large garden adorned with panoramic rural views—a true oasis of tranquillity. The extensive driveway offers ample parking space for multiple vehicles, ensuring convenience for residents and guests alike. With so much to offer, an early viewing of this exceptional property is highly recommended.

Situated to the south of Colchester, Mersea Island enjoys excellent transport links, including rail services to London Liverpool Street via Colchester, Marks Tey, and Kelvedon. Enveloped by the River Blackwater and Colne Estuary,

Mersea Island presents a wealth of attractions. Residents can benefit from a well-regarded primary school, renowned seafood restaurants, a thriving sailing community, a beautiful beach, and scenic country walks. The island also hosts numerous festivals, including the esteemed Mersea Island Regatta.

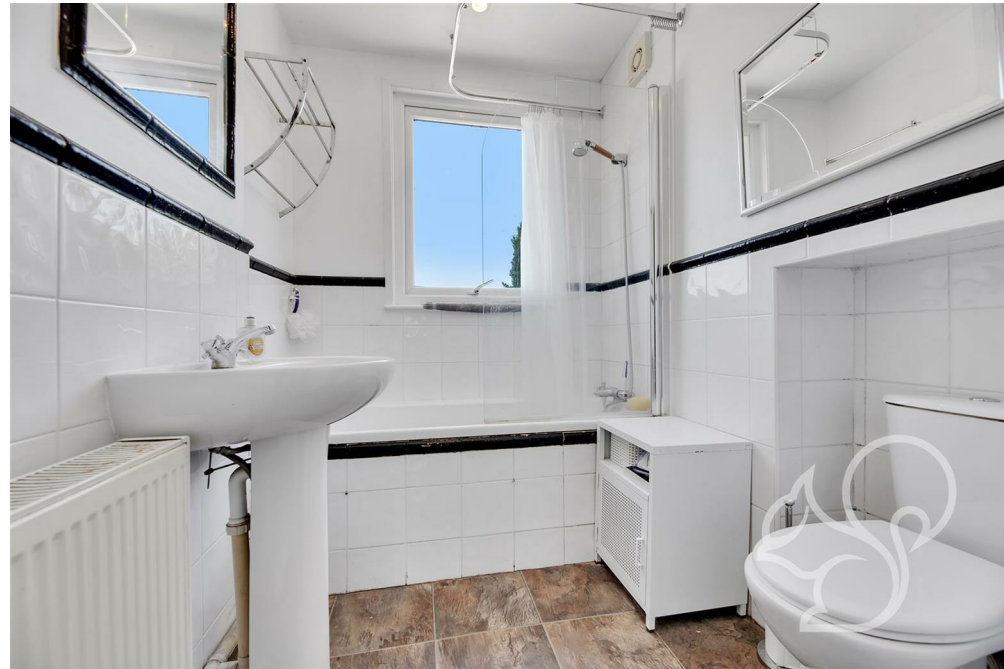
Don't miss the opportunity to make this property your dream home. Contact us now to arrange a viewing and discover the unparalleled beauty and lifestyle this remarkable property and its enviable location have to offer.









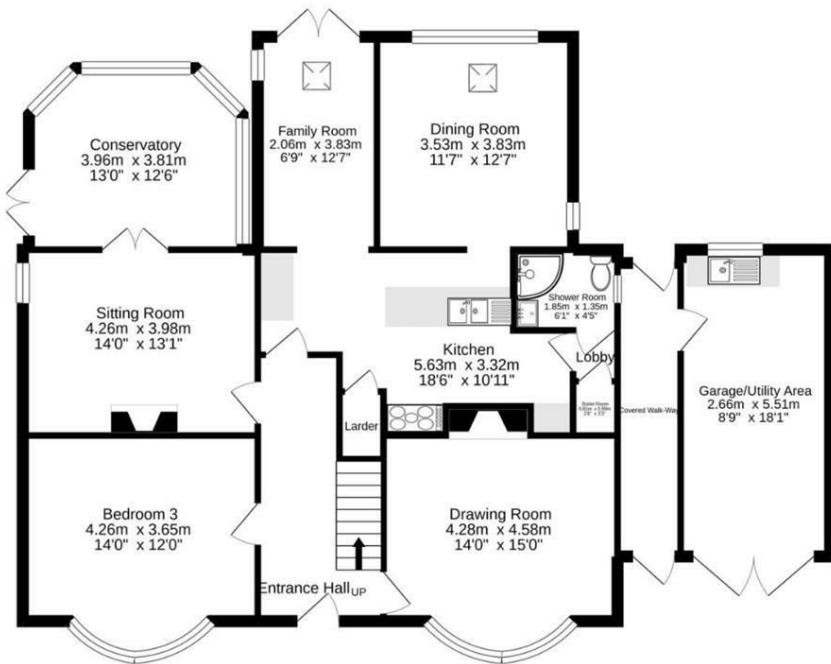




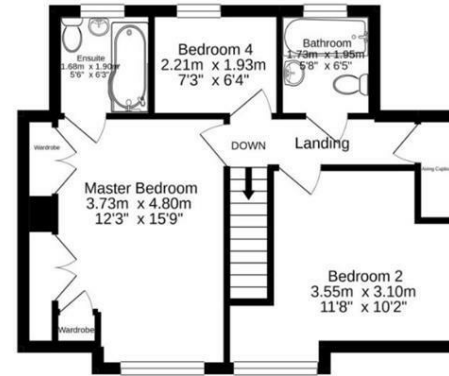




Ground Floor  
130.7 sq.m. (1407 sq.ft.) approx.



1st Floor  
46.2 sq.m. (497 sq.ft.) approx.



TOTAL FLOOR AREA : 176.9 sq.m. (1904 sq.ft.) 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.  
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Local Authority:

Tenure:  
Freehold

Council Tax Band:  
E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>39</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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**