



£1,250,000

Guide Price  
East Mersea Road, West Mersea

Welcome to the Iconic - Island House This stunning property offers a unique blend of luxury living and equestrian facilities on a picturesque setting within 6.5 acres of land. As you approach the property, you are greeted by electronic gates and a sweeping tree lined driveway, leading you to the impressive residence.

Upon entering, you are welcomed into a grand entrance hall that sets the tone for the elegance and charm found throughout the home. The property boasts four spacious reception rooms, offering versatility for entertaining guests, hosting family gatherings, or simply enjoying peaceful moments in various settings.

The heart of the home is the kitchen, equipped with modern appliances, ample storage, and a centre island for casual dining. Adjacent is a dining area, and in addition there is a formal dining room perfect for hosting memorable dinners with loved ones.

The master bedroom suite is a sanctuary of relaxation, featuring a luxurious en-suite bathroom, built-in wardrobes and breathtaking views of the surrounding countryside and estuary. Three additional well-appointed bedrooms provide comfortable accommodation for family members or guests.

One of the standout features of this property is the Eight Brick & Block Built Stables, providing a haven for equestrian enthusiasts or the opportunity for

additional income through boarding. The stables are complemented by fenced paddocks and grazing areas, ideal for horses to roam freely.

Outside, the property offers manicured gardens, mature trees, and a patio area perfect for al fresco dining while admiring the serene views of the estuary and beyond. Whether you're enjoying a morning coffee or hosting a summer barbecue, the outdoor spaces are designed to enhance your lifestyle and connection with nature.

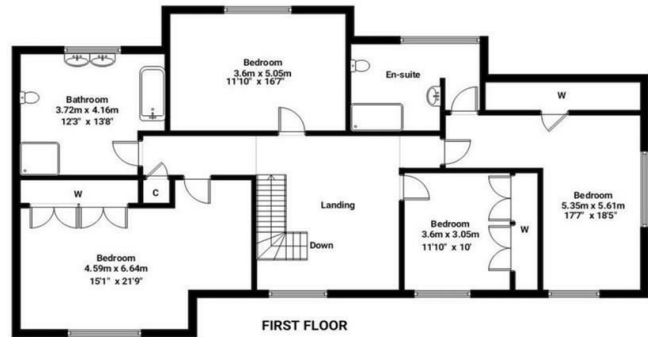
With its timeless charm and architectural grandeur, Island House stands as an iconic landmark on Mersea Island, offering a lifestyle of beauty and sophistication



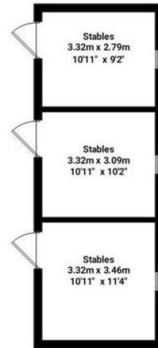








FIRST FLOOR

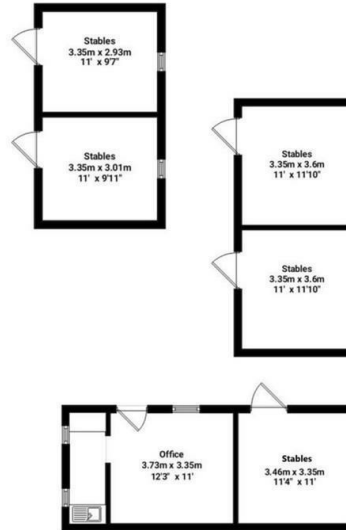


**TOTAL APPROXIMATE FLOOR AREA:**  
 3420.3 sq ft (317.77 sq mt)  
 House: 2960 sq ft (275 sq mt)  
 Garage: 460.3 sq ft (42.77 sq mt)

1116.3 sq ft (103.7 sq mt)  
 Stables: 808.25 sq ft (75.09 sq mt)  
 Stable Office: 174.48 sq ft (16.21 sq mt)  
 Tack Room: 124.7 sq ft (11.59 sq mt)



GROUND FLOOR



**Local Authority:**  
Colchester

**Tenure:**  
Freehold

**Council Tax Band:**

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</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.

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