

oakheart

£1,500,000

Offers In Excess Of  
Fairhaven Avenue, West Mersea



Nestled in the sought-after Fairhaven Avenue, this exceptional five-bedroom detached home offers an exquisite blend of space, versatility, and modern living. Designed to accommodate both family life and entertaining, the property boasts a wealth of high-end features alongside a fully self-contained annexe, providing endless possibilities for multi-generational living or a lucrative Airbnb opportunity.

Upon arrival, the generous driveway provides ample off-road parking for up to six cars, ensuring both convenience and security. Stepping inside, the heart of the home is the stunning open-plan kitchen and

family room, a beautifully designed space that seamlessly blends practicality with style. Featuring a built-in gas fireplace, bifold doors leading to a spacious decking area, and sophisticated surrounding lighting, the space is perfect for both everyday living and entertaining. High-spec appliances include double ovens with warming trays, built-in recycling drawers, and sleek cabinetry, creating a functional yet elegant setting.

The ground floor offers two well-proportioned double bedrooms, each benefiting from en-suite facilities, providing a private and comfortable retreat. A dedicated music room offers flexibility for

creative pursuits, while the utility room adds essential practicality. The home office, designed for modern work-from-home needs, has been thoughtfully installed with the potential for easy conversion into an additional annexe, complete with a kitchenette and W/C.

Upstairs, three further double bedrooms, each with their own en-suite, provide luxurious living arrangements for family members or guests. The principal suite is a true sanctuary, boasting not one but two walk-in wardrobes, ensuring ample storage and a touch of indulgence.







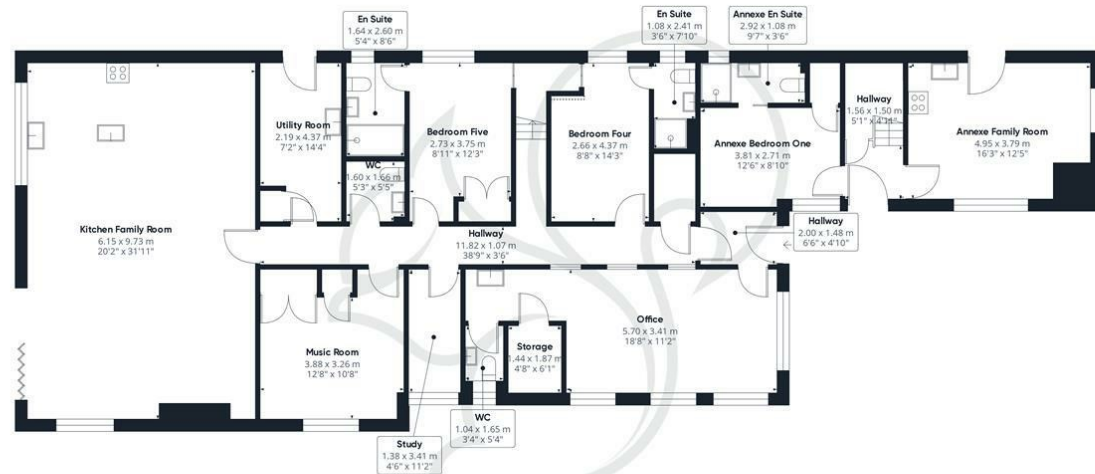












Ground Floor Building 1



Floor 1 Building 1

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Approximate total area<sup>®</sup>

312.34 m<sup>2</sup>  
3362 ft<sup>2</sup>

Reduced headroom

9.34 m<sup>2</sup>  
100.57 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

**Local Authority:**  
Colchester

**Tenure:**  
Freehold

**Council Tax Band:**  
D

### Energy Efficiency Rating

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