

oakheart

£1,500,000

Asking Price

Fairhaven Avenue, West Mersea





## WHERE TWO BECOME ONE

Only a short walk to the beach is this exceptional and unique five-bedroom detached home with a purpose built two bedroom, two bathrooms self-contained annexe. A perfect home for multi-generational living where both can have total independence if so desired. Alternatively the annexe accommodation can provide a lucrative Airbnb opportunity. This home has been designed with care and attention to provide an exquisite blend of space, versatility and modern living with a wealth of high-end features and use of quality materials and fittings.

Unrivalled outside space

Upon arrival, the generous driveway provides ample off-road parking for up to six cars, ensuring both convenience and security. To the rear is one of the longest west facing gardens in the road. The outdoor space has been expertly designed for relaxation and entertaining, with a large decking area leading to an undercover BBQ space and a separate patio. Your very own pub! A self-contained bar and gym provide the perfect balance of leisure and fitness, while the west-facing garden ensures plenty of sunlight throughout the day. Multiple storage sheds offer practical solutions for outdoor equipment.

Internally

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. A separate utility room adds essential practicality.

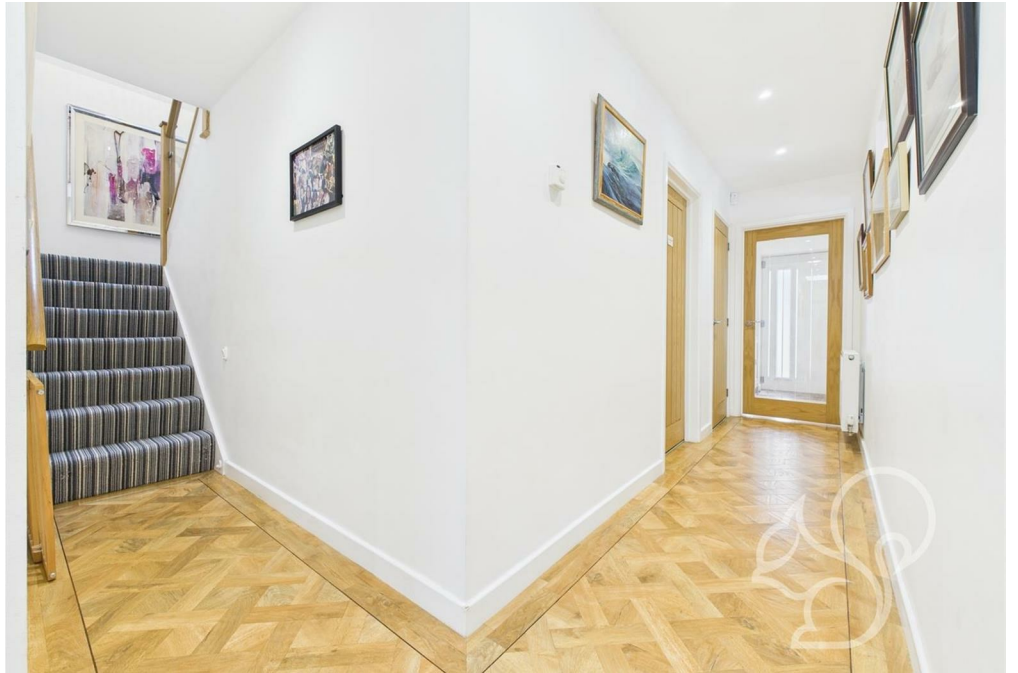
The ground floor provides two well-proportioned double bedrooms, each benefiting from en-suite facilities. A dedicated music room offers flexibility for creative pursuits or use as a playroom.







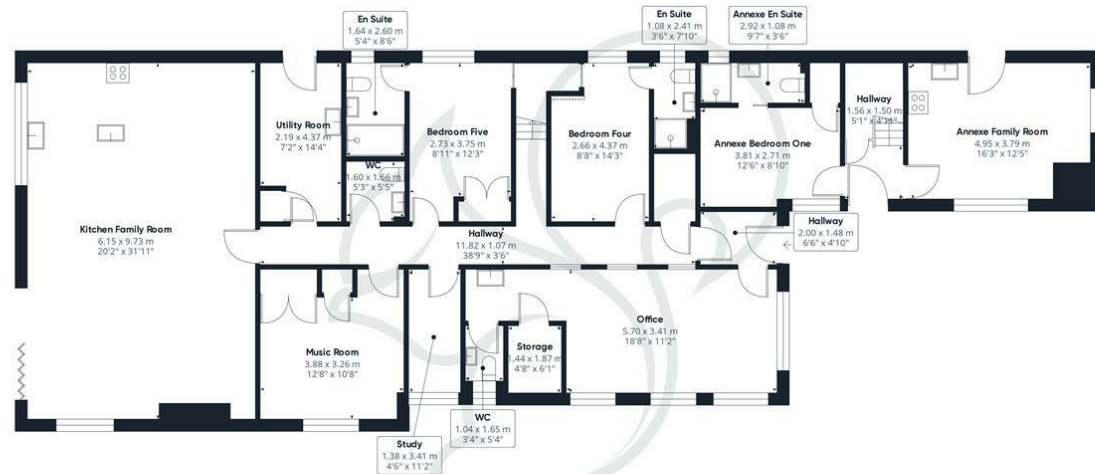












Ground Floor Building 1



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 |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (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>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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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