

oakheart

£750,000

Offers In Excess Of  
East Road, West Mersea





Situated along the sought-after East Road in the heart of West Mersea, this impressive four-bedroom detached home offers a rare opportunity to own a substantial period property full of charm, character, and versatility. Built in the early 1900s, the house retains a wealth of original features that speak to its heritage, including high ceilings, sash windows, and beautifully preserved feature fireplaces that add warmth and elegance throughout.

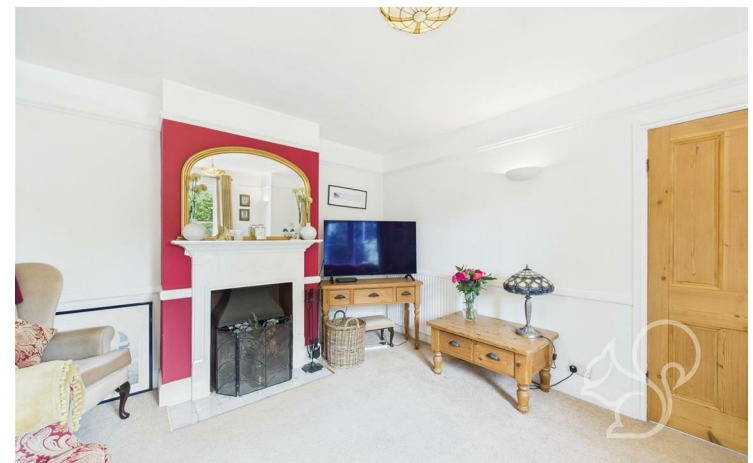
From the moment you arrive, the home's classic façade and generous frontage set a welcoming tone. A spacious gravel driveway provides ample off-road parking for multiple vehicles, while the overall setting is one of privacy and tranquillity, just moments from the coast and the vibrant community of West Mersea.

Inside, the accommodation is both generous and thoughtfully arranged, ideal for modern family living. At the heart of the home is a striking open-plan kitchen and family room with a central log burner create a relaxed yet stylish atmosphere. This versatile space flows beautifully, making it ideal for both everyday life and entertaining. The kitchen is well-appointed with country-style cabinetry and integrated appliances, while large windows and doors provide natural light and a seamless connection to the garden.

The ground floor also includes a practical utility room and a well-finished shower room, offering convenience for busy households or guests. Each of the four bedrooms is a comfortable double, retaining the classic proportions of an early 20th-century build and benefitting from period detailing that gives each

room its own sense of character and warmth.

Outside, the property continues to impress with two substantial outbuildings offering enormous potential. Whether used as workshops, boat storage, or even converted to stables, these spaces provide flexibility for a wide range of uses and hobbies. The garden itself is generous and well-maintained, offering plenty of space for outdoor living and leisure.





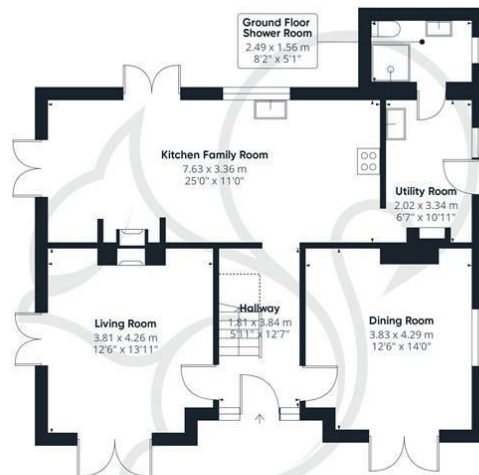












**Kitchen Family Room**  
7.63 x 3.36 m  
25'0" x 11'0"

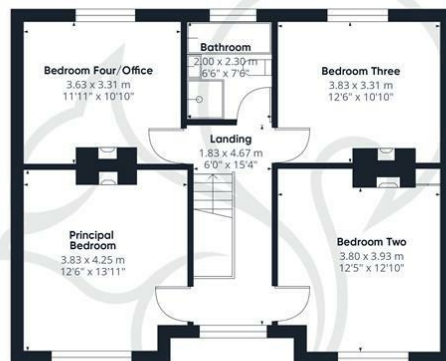
**Utility Room**  
2.02 x 3.34 m  
6'7" x 10'11"

**Living Room**  
3.81 x 4.26 m  
12'6" x 13'11"

**Halfway**  
1.81 x 3.84 m  
5'11" x 12'7"

**Dining Room**  
3.83 x 4.29 m  
12'6" x 14'0"

### Ground Floor



|                              |
|------------------------------|
| <b>Bathroom</b>              |
| 2.00 x 2.30 m<br>6'6" x 7'6" |

**Bedroom Three**  
3.83 x 3.31 m  
12'6" x 10'10"

**Landing**  
8.3 x 4.67 m  
6'0" x 15'4"

**Principal Bedroom**  
3.83 x 4.25 m  
12'6" x 13'11"

**Bedroom Two**  
3.80 x 3.93 m  
12'5" x 12'10"

### Floor 1

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Approximate total area<sup>(1)</sup>

141.4 m<sup>2</sup>1522 ft<sup>2</sup>

Reduced headroom

 $1 \text{ m}^2$ 11 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 are based on RICS IPMS 3C standard.


GIRAFFE360

**Local Authority:**  
Colchester

**Tenure:**  
Freehold

**Council Tax Band:**  
F

### Energy Efficiency Rating

|  | Current                            | Potential   |
|--|------------------------------------|---|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p> | <p>57</p>                          | <p>76</p>   |
| <p><b>England &amp; Wales</b></p>  | <p>EU Directive<br/>2002/91/EC</p> |  |

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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