

oakheart



£720,000

Offers In Excess Of
East Mersea Road, West Mersea

Set on the edge of the tranquil and picturesque village of West Mersea, this exceptional Three-bedroom detached bungalow offers a rare opportunity to enjoy spacious, single-storey living on a substantial plot of over an acre. Surrounded by open countryside and just a short distance from the coast, the property blends rural charm with modern comfort, making it ideal for families, equestrians, or anyone seeking a peaceful lifestyle with space to grow.

As you step into the impressive 17'7" x 16'8" entrance hall, you're immediately struck by the sense of scale and grandeur. The heart of the home is the large kitchen and dining area, offering generous

space for cooking, entertaining and family meals. The adjoining living room features a cosy multi burner and opens seamlessly onto a substantial conservatory, bathing the living space in natural light and providing panoramic views of the extensive grounds.

Each of the three bedrooms is a genuine double, offering ample space for relaxation and storage. The layout of the bungalow has been thoughtfully designed to maximise both comfort and practicality, with a flow that suits both everyday living and entertaining.

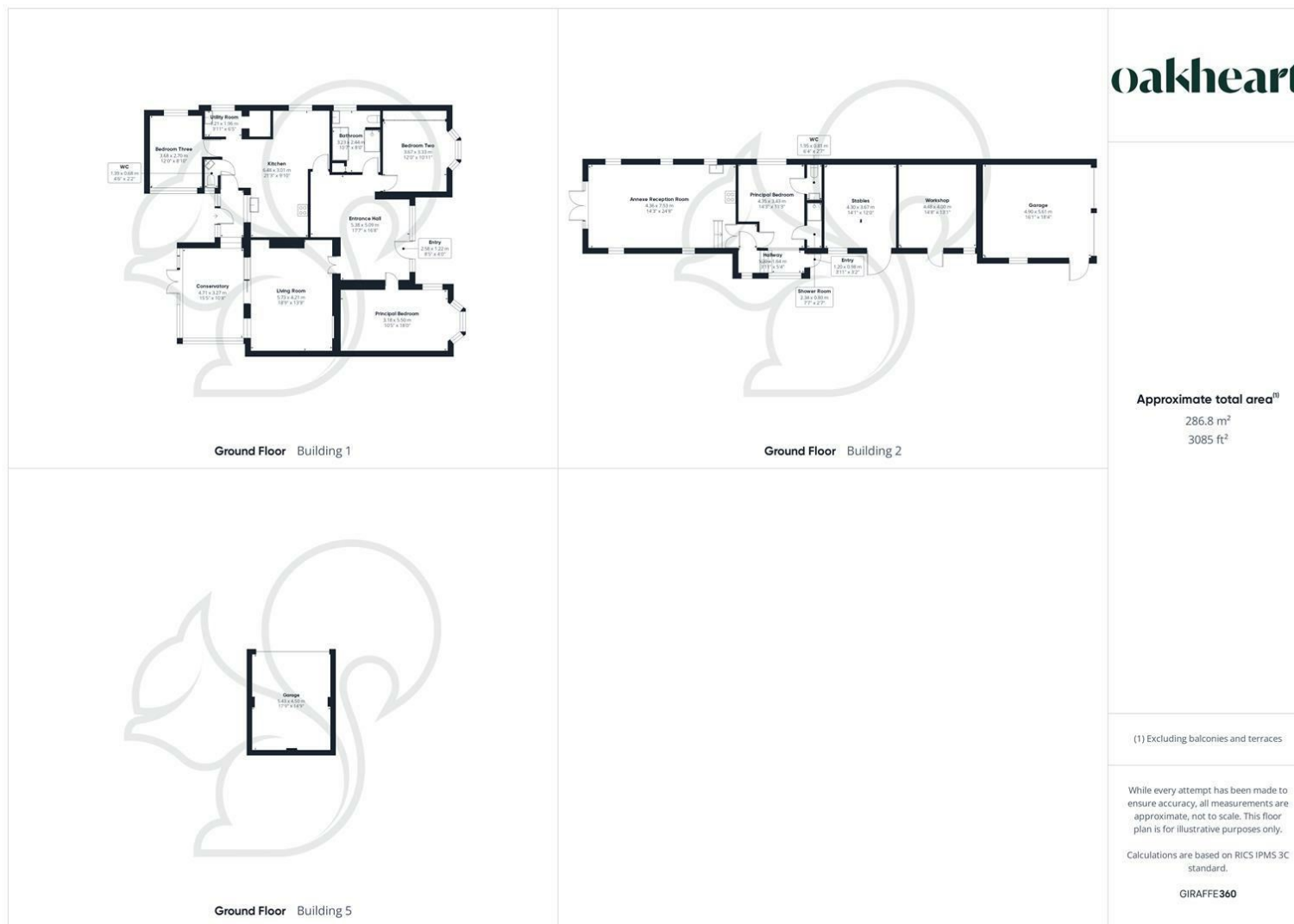
Beyond the main residence, the property boasts a wealth of outdoor features that truly set it apart. The land includes stables and a large hay storage area, with a substantial section of the garden fenced off and laid out as a paddock area, perfect for horse riding or training. For those with vehicles, hobbies, or storage needs, the property benefits from a double garage, a separate single garage, and a driveway with off-road parking for multiple vehicles, boats, or horse boxes.











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Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	36	52
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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