

The logo for 'oakheart' is displayed in a white, lowercase, sans-serif font in the top right corner of the image. The background of the entire image is a photograph of a two-story house with a dark wood upper floor, a white ground floor, and a large bay window with a white balcony. The house is set in a garden with a lawn, a patio, and various plants. A large, stylized, light green leaf graphic is overlaid on the bottom right of the image.

oakheart

£1,000,000

Guide Price

Coast Road, West Mersea

GUIDE PRICE - £1,000,000 - £1,250,000

Besom House, is an exceptional coastal residence offering a blend of period charm and modern living. This substantial home is beautifully positioned on a corner plot, enjoying superb views over the Anchorage and Blackwater Estuary. With spacious and versatile accommodation across three floors, this property provides the perfect setting for comfortable family living in one of Mersea Island's most sought-after locations.

Upon entering, a storm porch leads to the recently added Garden Room, featuring a full-width bay window overlooking the front garden, creating a

light-filled and inviting space. A door leads to the inner hallway, which boasts wood flooring and classic wood-panelled walls, setting the tone for the character found throughout the home. To the left, the impressive dual-aspect Sitting room benefits from high ceilings, a striking red brick fireplace with a wood-burning stove, and a raised area currently used as a library/study.

The heart of the home is the spacious kitchen/breakfast room, which offers a well-equipped layout, a pantry, and a sizeable utility/boot room with direct access to the garden and driveway. The separate dining room is filled with natural light from its dual aspect and also enjoys high ceilings, providing a perfect setting for entertaining. Completing the ground floor is a conveniently

located WC.

Ascending the stairs, a galleried landing leads to three generous double bedrooms and a family bathroom. The principal bedroom is a true highlight, featuring its own private balcony with breathtaking coastal views, a walk-in wardrobe, and an en-suite bathroom. A built-in cupboard off the landing adds practical storage.

The second floor provides an additional living space, which can be utilised as either a bedroom or Studio, offering the most spectacular estuary views. This tranquil retreat includes an en-suite shower room and access to eaves storage, maximising the space available.











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