

## 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-aspec 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

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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. Th tranquil retreat includes an en-suite shower room and access to eaves storage, maximising the space available.







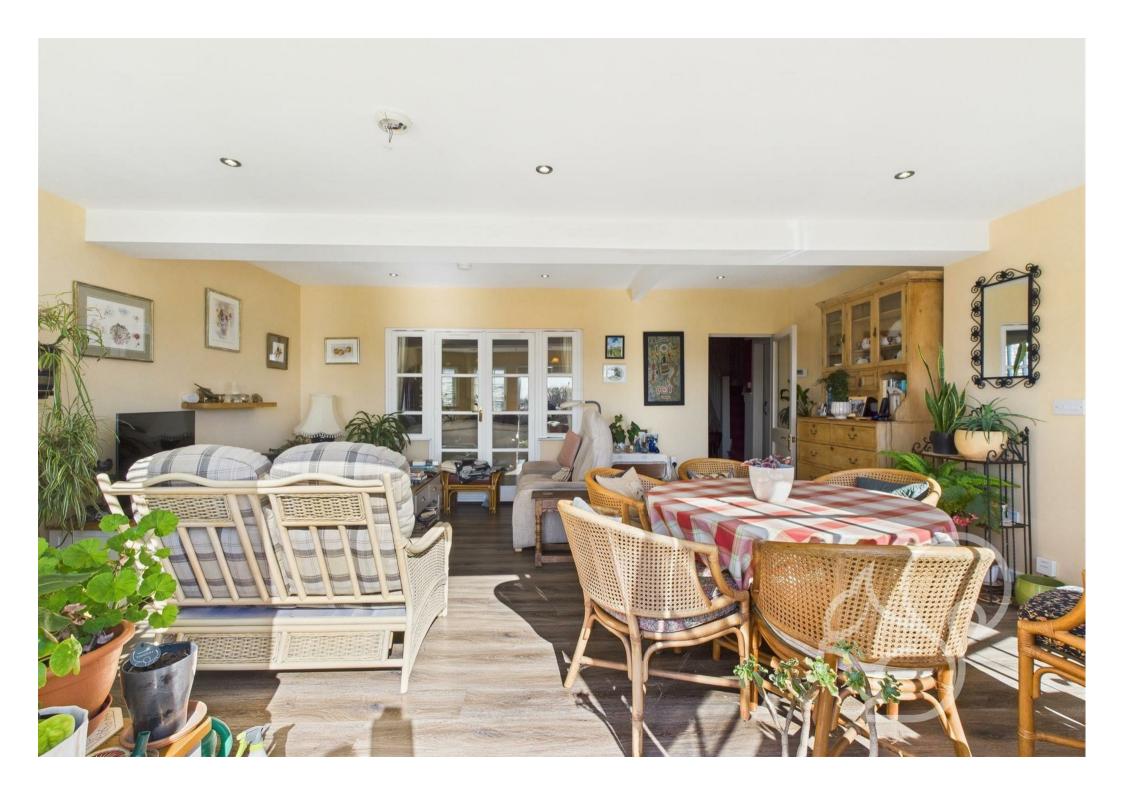






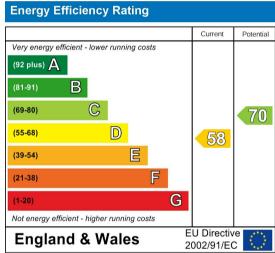












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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