



EH

EXQUISITE
HOME



This large and versatile house, which has been greatly improved by the current owners, offers large, light filled rooms, contemporary living and stunning views and simply has to be seen to be fully appreciated.

LIGHT, SPACE AND INCOMPARABLE VIEWS

In the tiny village of Point Clear, a mile from the centre of St. Osyth, on a private road is this spacious and light filled detached family home, enjoying unparalleled views over the water to Brightlingsea and the Dengie peninsula. Built around fifty years ago, it has been completely updated and remodelled by its present owners who bought it in 2018. They have laid block paving to the right of the house, replumbed, replastered, put in new ceilings, installed new bathrooms and a new kitchen, put down new floors, built the orangery and added an electric car charging point outside. They have also decorated throughout, transforming their house into an elegant, welcoming and contemporary home. The views from the house are stunning and the beach is only a minute’s walk away.

There is generous parking space at the front of the house which is accessed via a sunny glass porch. The entrance hallway has a built in cupboard with hanging space and drawers, ideal for coats, gloves, shoes and umbrellas. A sleek, contemporary cloakroom opens off the hall and from that, the spacious store room can be accessed, ideal for stowing bulky items. Downstairs is floored in easy to clean porcelain tiles, perfect for dog owners and those who enjoy sandy beach walks. The integrated garage has its own built in cupboard and if desired, and with the correct planning permission in place, it could be converted into a home gym or a large kitchen/dining/living area, added to the present kitchen. The generous open plan living and dining room has a lovely flow and is perfect for entertaining and parties. The present owners have hosted several Christmases in the house as well as dinner parties, and there is more than enough room for a truly enjoyable celebration. A pair of double doors lead from the living room into the orangery with its own bar, fairy lights and quite outstanding views out over the sea. The owners enjoy sitting there with a drink gazing out over their own unspoilt private view.

The kitchen is a marriage of style and practicality, with glossy white cabinets, plenty of storage and preparation space, an integrated electric oven, induction hob and extractor hood and breakfast bar. In here, as with the rest of the house, natural light pours in and one particularly delightful feature of this property is the larger than average windows which let so much sunlight in.

The staircase rises up to the generous landing from which radiate four bedrooms, the family bathroom and a small study. The dual aspect principal bedroom has a built in wardrobe and benefits from a large and elegant en suite shower room with a chrome towel heater and his and hers basins. The second bedroom also has a built in wardrobe. The third and fourth bedrooms are also doubles and one is presently being used as a home office. The three piece family bathroom has a bath with shower over. The first floor accommodation is completed by the small study with skylight which has enough room for a desk, chair and table and would serve equally well as a homework den for teenagers. Beautiful views out over the marshes and the sea can be enjoyed from the first floor and it is a rare privilege indeed to be able to drink in such a perfect panorama in a place of such peace and tranquillity.

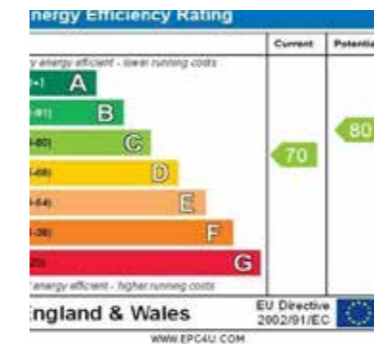
EASY TO MAINTAIN GARDEN

The back garden has a small paved area and is mainly laid to lawn. There is a small sunken garden with lights around it which would be the ideal place for a barbecue. The beach is easily accessible and the tang of the salt air and the cries of seabirds make this seaside garden a unique and delightful place.

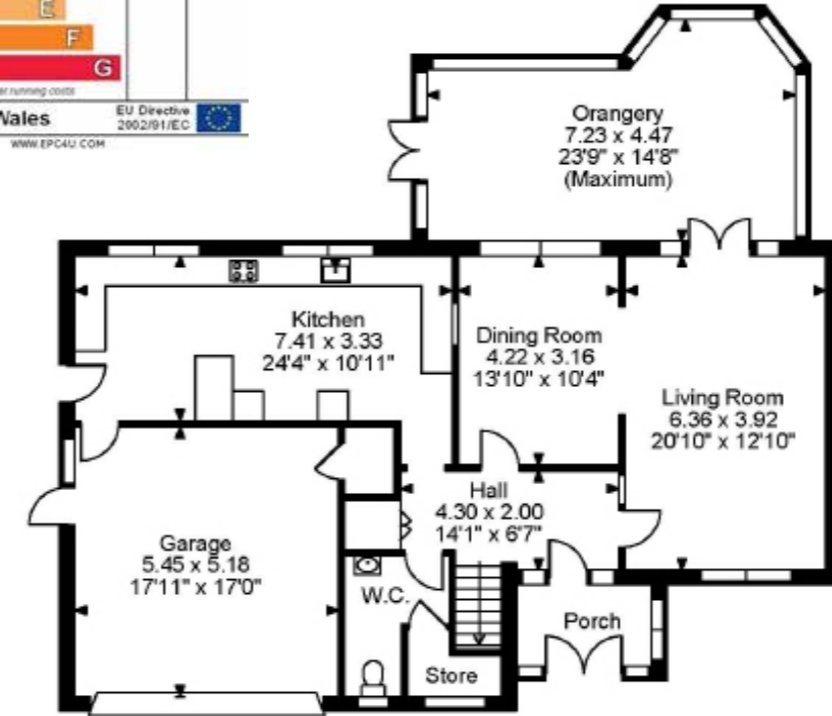
BEACHES AND WIDE OPEN SPACES

St. Osyth is a historic village in northeast Essex, four and a half miles northwest of Clacton-on-Sea and twelve and a half miles southeast of Colchester. It is thought to derive its name from a seventh century Saxon princess and saint Osyth and was once a significant medieval pilgrimage centre. St. Osyths Priory was built in the twelfth century and is Grade I listed, as is the parish church of St. Peter and St. Paul. The village is in a very beautiful location, close to Brightlingsea Creek and Mersea Island. Clacton-on-Sea has plenty of shops, cafés, restaurants, pubs and leisure activities and trains depart directly from its station into London Liverpool Street. The A133 runs north from Clacton and connects to the A120 and thence to the A12.

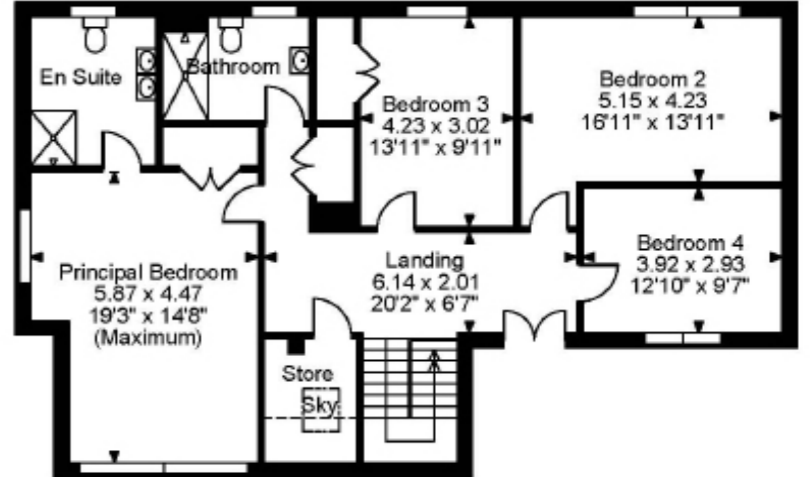




Approximate Gross Internal Area
Main House = 2477 Sq Ft/230 Sq M
Garage = 320 Sq Ft/30 Sq M
Total = 2797 Sq Ft/260 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
Denotes restricted head height
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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



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