

oakheart

£300,000

Guide Price

West Field Lane, St. Osyth

GUIDE PRICE: £300,000 to £325,000.

Offered with no onward chain, this exceptional two bedroom home is set within the prestigious St Osyth Priory development, combining timeless architecture with a high specification contemporary finish to create a truly impressive home. Whether you are looking to downsize without compromise, purchase your first home or enjoy an energy efficient lifestyle in an exclusive setting, this property offers the perfect balance of luxury, history and modern convenience.

Nestled within one of Essex's most remarkable developments, St Osyth Priory

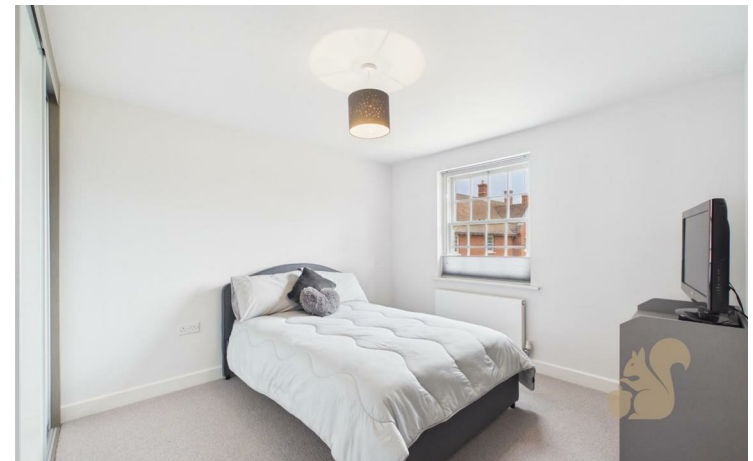
is steeped in over 1,400 years of history, with Grade I and Grade II listed buildings, stunning parkland and royal connections dating back to Queen Elizabeth I. Residents enjoy the privilege of living within this unique private estate, where heritage and modern living blend seamlessly.

The heart of the home is the beautifully designed open plan kitchen, dining and living space, creating a bright and sociable environment perfect for everyday living and entertaining. Finished with attractive Thames Oak style flooring, the contemporary kitchen features elegant white cabinetry, Silestone worktops and a range of integrated Bosch and Zanussi appliances including an induction hob, oven, dishwasher, fridge freezer and washer dryer. Thoughtfully

designed storage and quality finishes complete this stylish space.

Upstairs, the property offers two generous double bedrooms, with the principal suite benefiting from fitted wardrobes and a beautifully appointed en suite shower room. The family bathroom and en suite have both been finished to an excellent standard with premium Laufen sanitaryware, Vado brassware, porcelain wall tiling and heated towel rails.

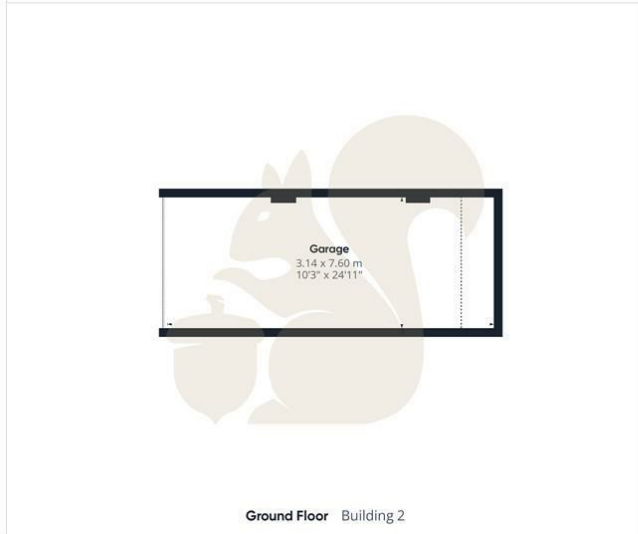
Further features include underfloor heating throughout the ground floor, smart thermostat controls, timber framed windows, brushed chrome fittings and an intruder alarm system.











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Main building GLA™
88.95 m²
957.47 ft²

Main building total
88.95 m²
957.47 ft²

Building 2 total
22.94 m²
246.97 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom
----- Below 1.5 m/5 ft
Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:
Tendring

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		96
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.