

oakheart



£975,000

Asking Price

The Lane, West Mersea

Set in the highly desirable The Lane in West Mersea, this impressive six bedroom detached home offers over 3,000 sq ft of versatile accommodation and excellent potential to improve, making it an outstanding opportunity for buyers seeking a substantial family property with scope to create something truly special.

The ground floor provides a superb arrangement of living space, beginning with a welcoming lounge, a separate dining room ideal for entertaining, and a study perfect for home working. The kitchen diner

forms the heart of the home, complemented by a utility room, a useful larder cupboard and a ground floor shower room, all designed to support comfortable day-to-day living. The layout offers plenty of flexibility and could be enhanced further to suit a modern lifestyle.

Upstairs, the first floor comprises four generous double bedrooms, each offering excellent proportions and natural light. In addition, there is a separate bedroom over the garage, which presents fantastic potential for Airbnb use, guest accommodation or even a private suite, subject to

any necessary requirements. On the second floor, a spacious games room adds yet another layer of flexibility and could readily serve as an additional bedroom, hobby room or teenagers' retreat if desired.

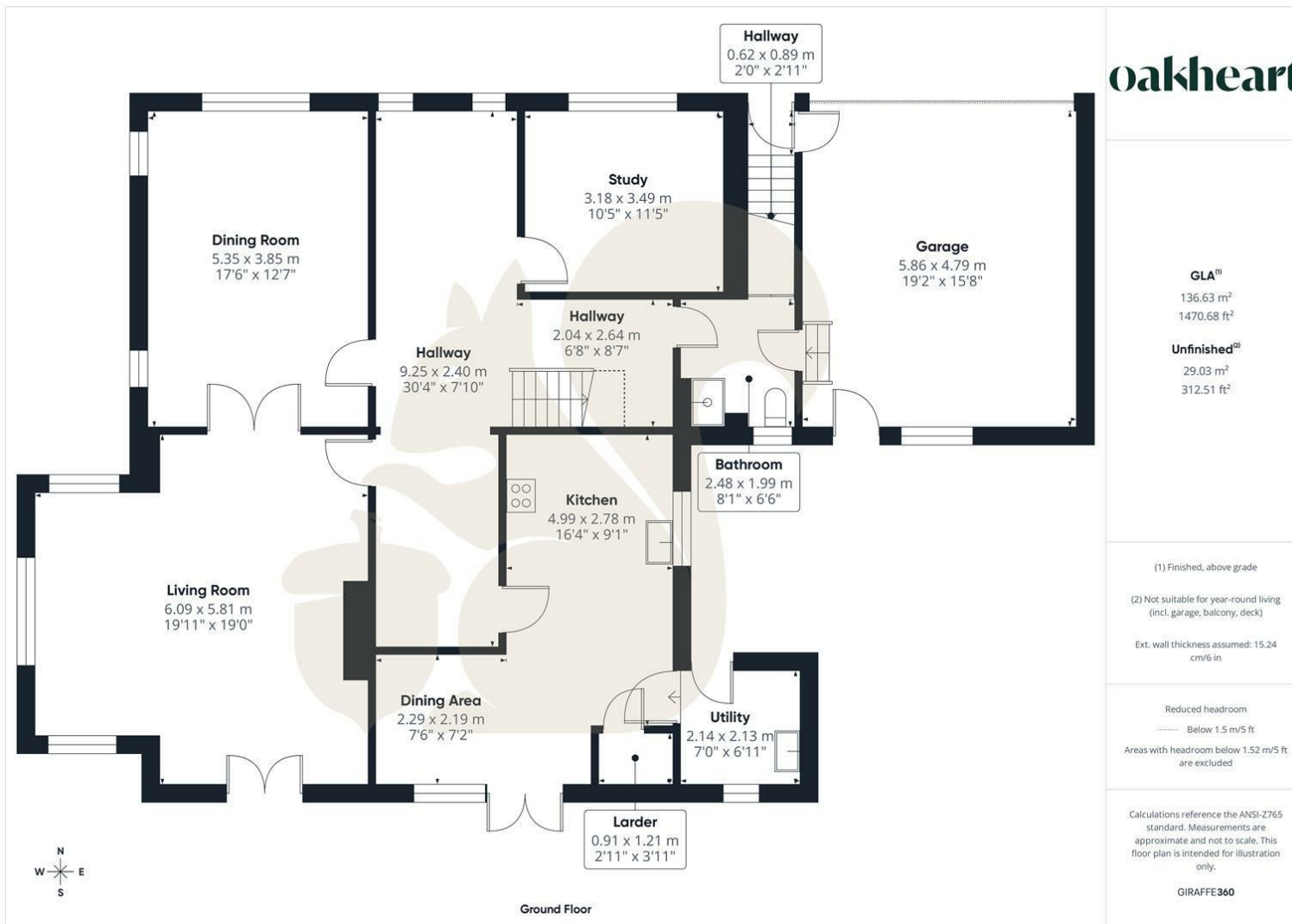
Externally, the property continues to impress with a double garage, off-road parking for multiple vehicles and a south facing rear garden, providing a wonderful space for outdoor entertaining, family life and relaxation throughout the day. With its substantial footprint, adaptable layout and prime location, this is a rare opportunity to acquire a home with real presence, character and long-term potential in one of West Mersea's most sought-after settings.











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**GLA<sup>(1)</sup>**  
136.63 m<sup>2</sup>  
1470.68 ft<sup>2</sup>

**Unfinished<sup>(2)</sup>**  
29.03 m<sup>2</sup>  
312.51 ft<sup>2</sup>

(1) Finished, above grade

(2) Not suitable for year-round living  
(incl. garage, balcony, deck)

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:

Colchester

Tenure:

Freehold

Council Tax Band:

G

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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