



Dowsings
Shop Lane | East Mersea | CO5 8TR

FINE & COUNTRY

SELLER INSIGHT

“ We have enjoyed living at the property for the past 26 years, surrounded by a friendly and sociable community along the lane, where neighbours often come together. The area is rich in wildlife, with regular sightings of birds, muntjac deer, red squirrels, foxes and badgers, all of which add to the peaceful atmosphere.

When we first set out to find a home, we were looking for a detached property with privacy and a sense of tranquillity. Dowsings immediately stood out, offering far more than we had seen elsewhere. The surrounding area is ideal for walking, with numerous footpaths, access to the creek, and the opportunity to stroll to the moorings at Colchester Oyster Fishery, where we have kept both a sailing yacht and kayak, as well as to East Mersea Point beach.

The cottage itself appealed because of its light and sunny position, with a south-facing aspect and a garden that enjoys the best of the day. There is ample parking, a full-sized garage, and a wealth of charm, with character features that reflect its heritage.

For those commuting, several neighbours travel regularly to London, driving to nearby Colchester or Kelvedon stations. From Colchester, the fast train reaches London Liverpool Street in approximately 49 minutes.

The property dates back to the 1600s, originally built as a traditional two-up, two-down farm cottage with an inglenook fireplace and an external scullery. Over time, it has passed through various hands, including artist Hugh Cronin in the late 1950s and later the Gardeners, one of whom was a botanist linked to Kew Gardens. In 1972, the Gardeners commissioned a significant extension, creating the east wing and opening up the main living space.

When we purchased the house in 1996, it required considerable updating. We installed the upstairs bathroom, positioned to enjoy views of the creek, restored the beams and **floors, and reconfigured** the kitchen and dining space. Extensive insulation work, re-roofing, rewiring and a new heating system were also completed. The double garage was built in 2003, designed with both practicality and future flexibility in mind.

More recently, the thatched roof has been maintained and inspected, and a wood-burning stove was installed in 2021.

The location offers a wonderful balance of rural charm and community life, with local amenities including a pub, the church, and Mersea Barns within walking distance.

After 26 happy years, we feel ready for a new chapter, but Dowsings remains a unique and special home that will be greatly missed.









STEP INSIDE

Dowsings

OVERVIEW

Tucked away at the end of Shop Lane in the coastal setting of East Mersea, this beautifully presented three-bedroom detached thatched cottage enjoys a remarkable sense of privacy and charm. Set within generous grounds, the property combines character features with well-balanced versatile space. Carefully maintained and thoughtfully arranged, the cottage offers a delightful blend of traditional appeal and everyday practicality.

STEP INSIDE

A welcoming entrance hall sets the tone, drawing you through to the sitting room, where an impressive inglenook fireplace forms a natural focal point and creates a warm, inviting atmosphere. The layout continues with a dining room, positioned to enjoy views over the garden, with doors that open directly outside, encouraging an easy connection between indoor and outdoor entertaining.

The kitchen sits adjacent, fitted with a range of eye and base level units and providing a practical workspace with space for appliances. The flow between the kitchen and dining room creates an intuitive hub for daily life.

A second reception room, currently arranged as an office, provides flexibility for home working or quiet retreat. A studio on the ground floor offers further versatility, ideal for hobbies, creative pursuits or additional living space. Completing the ground floor is a family bathroom.

Upstairs, the first floor hosts three well-proportioned bedrooms. These are served by a first floor bathroom, fitted with a bath and wash basin, accessed from the landing.



STEP OUTSIDE

Dowsings

STEP OUTSIDE

The property is approached via a gated entrance, leading to a sweeping driveway with off-road parking for several vehicles, complemented by a detached double garage. The frontage is framed by lawn and mature hedging.

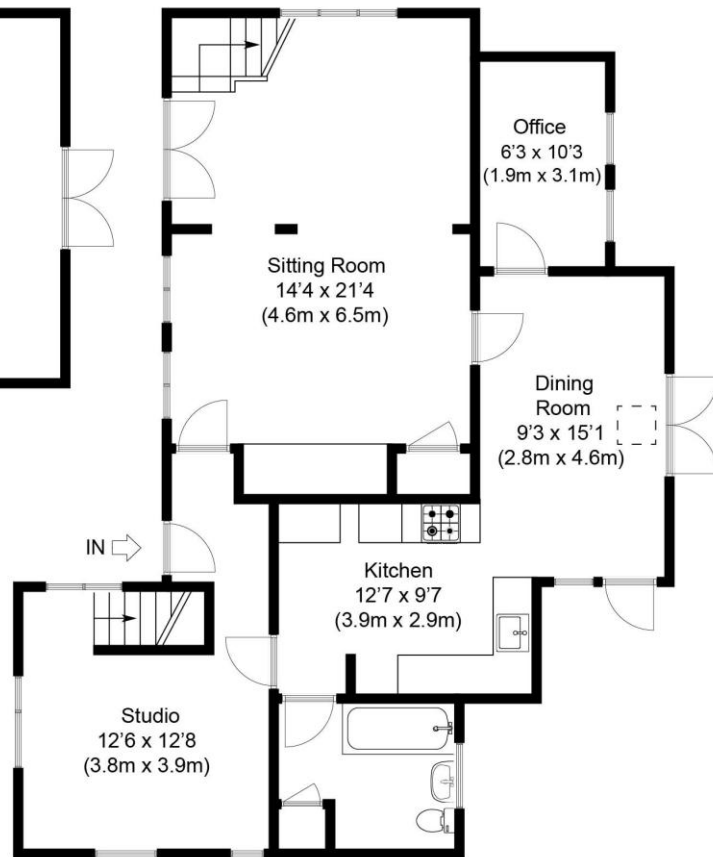
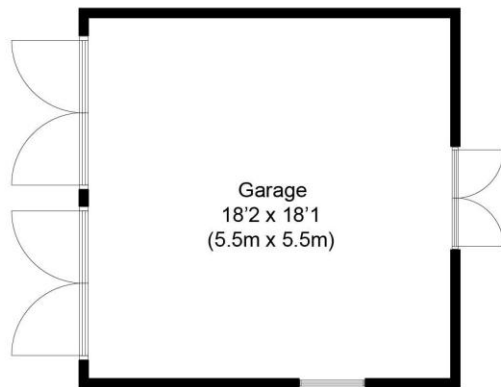
To the rear, the garden continues has a private, enclosed feel, with established hedging and a selection of fruit trees adding both character and seasonal interest.

LOCATION

East Mersea lies on the tranquil Mersea Island, just south of Colchester, offering a lifestyle shaped by coastline and countryside. Nearby West Mersea provides a vibrant hub with everyday amenities including local shops, cafés and well-regarded seafood restaurants such as The Company Shed and Oyster Bar, along with The Coast Inn and The White Hart Inn. The island is celebrated for its sailing community, yacht clubs and scenic coastal walks, with the sea wall and open countryside paths close at hand.

For families, schooling is well catered for. Mersea Island School serves primary-age children locally, while Colchester offers a selection of highly regarded secondary options including Colchester Royal Grammar School and Colchester County High School for Girls. Independent education is also within easy reach, including Holmwood House School and St Mary's School, Colchester.

Colchester city centre provides a wider array of shopping, leisure and mainline rail connections to London Liverpool Street, making this an appealing setting for those seeking a balance between rural charm and accessibility.



Ground Floor

First Floor

Approximate Gross Internal Area
1965 sq ft (Including Garage) (183 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of necessary valuation. copyright www.cdninfo.co.uk



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Fine & Country Colchester
Tel: +44 01206 878155
colchester@fineandcountry.com
99 London Road, Stanway, Colchester, Essex, CO3 0NY

