

oakheart



£300,000

Asking Price

Westfield Lane, St. Osyth Priory

Set within the prestigious St Osyth Priory development on the highly desirable Westfield Lane, this exceptional home combines timeless architectural elegance with luxurious contemporary living. Surrounded by beautifully maintained grounds and steeped in history, the property offers an exclusive lifestyle within one of Essex's most unique private estates.

Residents enjoy access to peaceful woodland walks, picturesque lakes and landscaped communal gardens, all reserved exclusively for residents. The development also offers elegant event spaces and a wonderful sense of community within the historic estate grounds.

Internally, the home has been thoughtfully designed for modern living and finished to an

impressive specification throughout. The stunning open plan kitchen, dining and living space features beautiful Thames Oak style flooring and an abundance of natural light. The contemporary kitchen is fitted with sleek pale grey matt cabinetry, Silestone worktops and integrated Bosch and Zanussi appliances including an induction hob, oven, dishwasher, fridge freezer and washer dryer.

Upstairs, the principal bedroom benefits from fitted wardrobes or a dressing area, while the bathrooms are beautifully appointed with premium Laufen sanitaryware, Vado brassware, porcelain tiling and heated towel rails.

Further benefits include underfloor heating to the ground floor, smart thermostat controls, timber framed windows, brushed chrome fittings and an intruder alarm

system.

Externally, the landscaped garden is complemented by an attractive Raj Indian sandstone patio, ideal for outdoor dining and entertaining. The development is securely accessed via movement activated gates, enhancing both privacy and exclusivity.

This is a rare opportunity to acquire a beautifully designed home within an iconic historic setting, offering luxury, privacy and lifestyle in equal measure.

Agents note: There is a service charge payable of £396.06 per annum.











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Approximate total area⁽¹⁾

82.3 m²
886 ft²

Reduced headroom

0.6 m²
6 ft²

(1) Excluding balconies and terraces.

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:
Tendring District Council

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

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