

oakheart



£400,000

Asking Price

Westfield Lane, St. Osyth Priory

An Elegant 3-Bed Home in Historic Priory Estate with Premium Finishes. This exceptional property blends traditional architecture with a premium contemporary specification, perfect for sophisticated family living.

The estate is a designated County Wildlife Site, home to rare breed and native livestock, including the iconic white deer. Residents not only enjoy diverse wildlife in beautifully preserved habitats, but active initiatives enhance natural value—making it a sanctuary for nature lovers and those seeking ecological involvement.

The ground floor includes an open-plan kitchen, living and dining area with

Thames oak laminate flooring. The kitchen has pale grey matt units, Silestone worktops, and integrated Bosch and Zanussi appliances, including an induction hob, oven, dishwasher, fridge freezer and washer dryer. There is a stainless steel undermount sink and practical storage throughout.

Upstairs, the main bedroom includes fitted wardrobes or a dressing area. Bathrooms feature Laufen sanitaryware, Vado brassware, porcelain wall tiles and heated towel rails. Underfloor heating is fitted downstairs, and radiators serve the upstairs rooms, with smart thermostat controls.

The property includes timber windows, brushed chrome fittings, and an

intruder alarm. The garden is turfed with a Raj Indian sandstone patio, and the development is accessed through secure, movement-activated gates.

High-speed broadband is available, and some layouts include a study or work area. This is a well-designed home in a historic setting, ready for modern living.

Agents Note

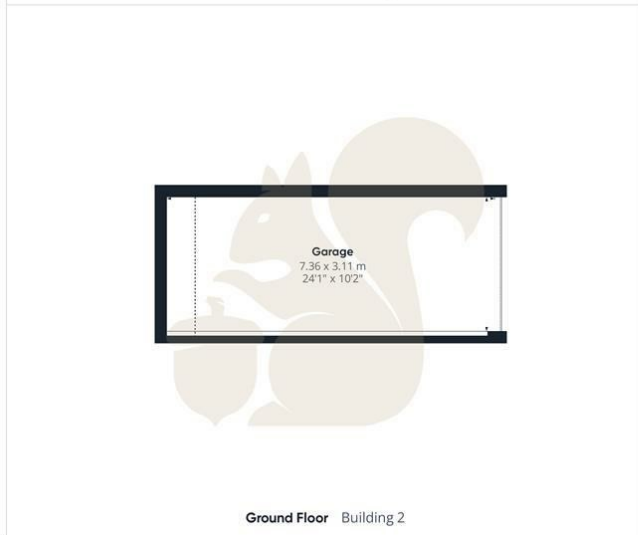
There is a service charge payable of £534.14 per annum











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**Main building GLA<sup>TM</sup>**

137.44 m<sup>2</sup>  
1479.38 ft<sup>2</sup>

**Main building total**

137.44 m<sup>2</sup>  
1479.38 ft<sup>2</sup>

**Building 2 total**

22.17 m<sup>2</sup>  
238.63 ft<sup>2</sup>

(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 District Council

Tenure:  
Freehold

Council Tax Band:  
D

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.