

oakheart

£525,000

Offers In Excess Of
Churchfields, West Mersea



With pleasure we present this charming double-fronted cottage nestled in the heart of West Mersea, Essex. This idyllic property boasts a central village location, offering the perfect blend of convenience and tranquility.

To the rear of the house, you are greeted by a spacious kitchen-diner measuring an impressive 24' x 13', providing a delightful space for family gatherings and entertaining. The kitchen is thoughtfully designed with modern amenities, creating a hub for culinary creativity.

The cottage features two additional reception rooms, offering flexibility for various living arrangements. These spaces are well-lit and provide a warm

and inviting atmosphere, ideal for relaxation or socialising with friends and family.

Ascend to the upper level to discover the principal bedroom, a retreat with its own balcony overlooking the picturesque gardens. The en-suite bathroom adds a touch of luxury, creating a private oasis within the home. Three more double bedrooms complete the accommodation, providing ample space for a growing family or accommodating guests.

The exterior of the property is adorned with a detached garage, ensuring convenient parking and additional storage. The well-maintained gardens

feature a charming summerhouse, perfect for enjoying the outdoors, whether it's a peaceful retreat for reading or a space for outdoor gatherings.

This property seamlessly combines traditional charm with modern comforts, offering a wonderful home in a central village location. Don't miss the opportunity to make this delightful double-fronted cottage your own.

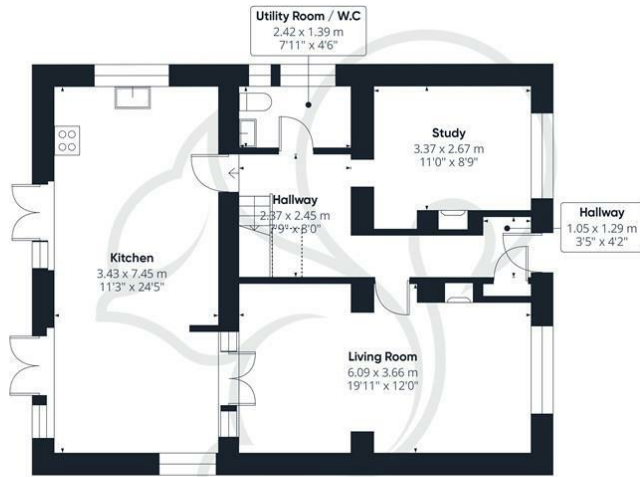
For an Internal Inspection Please Call Oakheart Mersea











Ground Floor



Floor 1

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Approximate total area⁽¹⁾

139 m²
1495 ft²

Reduced headroom

0.5 m²
6 ft²

(1) Excluding balconies and terraces.

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

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Local Authority:

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(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.

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