

oakheart



£400,000

Asking Price

Westfield Lane, St. Osyth Priory

Set within the prestigious St Osyth Priory development, this exceptional three bedroom home beautifully combines timeless architectural charm with a luxurious contemporary specification, creating an elegant and sophisticated home ideal for modern family living.

Surrounded by stunning historic grounds, the estate itself is recognised as a designated County Wildlife Site, offering a truly unique lifestyle opportunity. Residents enjoy access to beautifully preserved natural habitats, home to diverse wildlife, rare breed livestock and the estate's iconic white deer, creating a peaceful and picturesque environment unlike anywhere else. The development also promotes active ecological initiatives, making it particularly

appealing to nature lovers and those seeking a tranquil countryside setting.

Inside, the property has been thoughtfully designed with both style and practicality in mind. The heart of the home is the impressive open plan kitchen, dining and living space, finished with attractive Thames Oak style flooring and flooded with natural light. The contemporary kitchen features sleek pale grey matt units, Silestone worktops and a range of integrated Bosch and Zanussi appliances including an induction hob, oven, dishwasher, fridge freezer and washer dryer. A stainless steel undermount sink and excellent storage complete this beautifully functional space.

Upstairs, the principal bedroom benefits from fitted wardrobes or a dedicated dressing area, while the bathrooms are finished to a superb standard with premium Laufen sanitaryware, Vado brassware, porcelain wall 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.

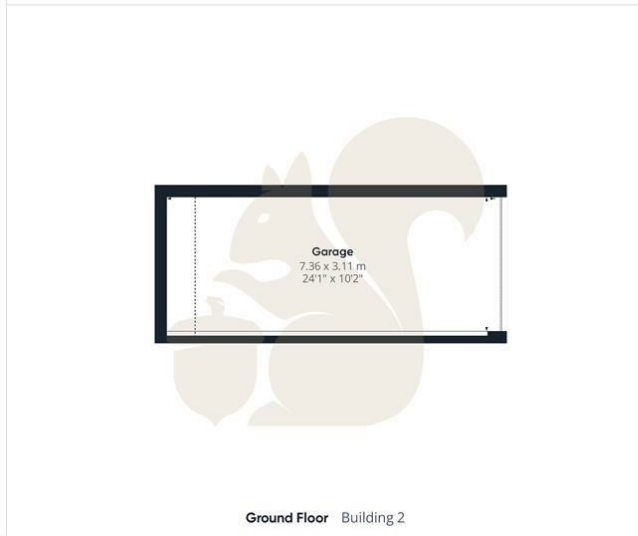
Agents note: There is a service charge payable of £534.14 per annum.











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Main building GLATM

137.44 m²
1479.38 ft²

Main building total

137.44 m²
1479.38 ft²

Building 2 total

22.17 m²
238.63 ft²

(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

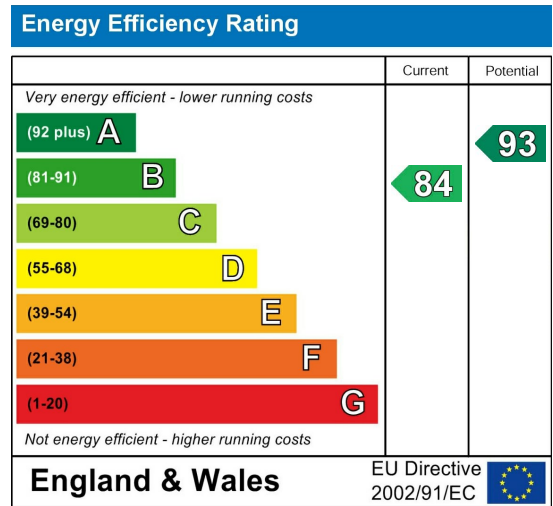
Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:
Tendring District Council

Tenure:
Freehold

Council Tax Band:
D



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.