

oakheart



£345,000

Asking Price

Westfield Lane, St. Osyth Priory

Discover modern luxury and timeless charm at Westfield Lane, St Osyth—a stunning home set within the prestigious St Osyth Priory development. This exceptional property blends traditional architecture with a premium contemporary specification, perfect for sophisticated family living, downsizers looking for a beautiful home with minimal maintenance and improved energy efficiency.

St Osyth Priory is steeped in over 1,400 years of myth, legend, and heritage, with Grade I and II listed buildings and royal connections from Queen Elizabeth I's visits. Owning a home here means joining a story stretching back to medieval England, with every resident helping preserve and shape its iconic

legacy.

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.









# THE GREENFINCH

TWO BEDROOM, MID/END TERRACE HOUSE | 903 SQ FT (84 SQ M)  
PLOTS 51-54, 56-62



**GROUND FLOOR**

Living / Dining 16' 8" x 15' 5" (5.07m x 4.70m)  
Kitchen 13' 4" x 6' 10" (4.06m x 2.09m)

Plots 58 and 59 are end of terrace and therefore have additional windows.  
Ask our Sales Executives for further information.

**FIRST FLOOR**

Master Bedroom 10' 7" x 10' 0" (3.23m x 3.04m)  
Bedroom Two 13' 5" x 10' 4" (4.10m x 3.15m)



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The information in this document is intended as a guide only and is subject to change without prior notice. Accordingly, due to the City & Country policy of continual improvement, the finished product may vary from the information provided and City & Country reserves the right to amend the specification. The floor plan example shown is plot 62. All dimensions stated are approximate only with maximum dimensions and may alter through the construction phase and with interior finishes. You are therefore advised not to order any carpets, appliances or other goods which depend upon accurate dimensions before carrying out a check measure within your reserved property. All properties come with the benefit of private parking. Ask our Sales Executives for further information. ph1\_v11/19

Local Authority:  
Tendring District Council

Tenure:  
Freehold

Council Tax Band:  
C

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</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.

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