

oakheart

£420,000

Asking Price

Westfield Lane, St. Osyth Priory



Set within the prestigious St Osyth Priory development, this exceptional three bedroom home offers an outstanding blend of timeless architecture, luxury finishes and modern day comfort, all surrounded by beautifully maintained historic grounds.

Perfectly positioned within extensive parkland and just 2.5 miles from St Osyth beach, the property enjoys the best of both worlds, combining peaceful countryside living with easy access to coastal walks, sailing and seaside leisure activities.

Designed with modern family living in mind, the ground floor centres around a stunning open plan kitchen, dining and living space, beautifully finished with Thames Oak style flooring and an abundance of natural light. The contemporary kitchen features elegant pale grey matt cabinetry, Silstone worktops and a range of integrated Bosch and

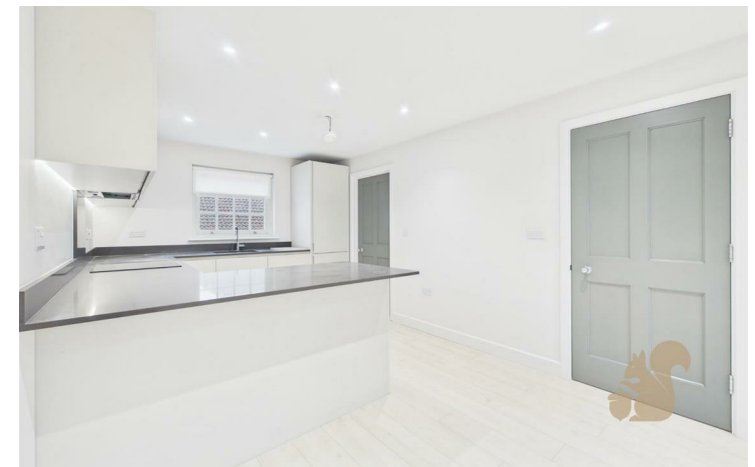
Zanussi appliances including an induction hob, oven, dishwasher, fridge freezer and washer dryer. Thoughtfully designed storage and a stainless steel undermount sink complete this stylish and highly functional space.

Upstairs, the principal bedroom benefits from fitted wardrobes or a dressing area, creating a relaxing and practical retreat. The bathrooms have been finished to an exceptional standard with premium Laufen sanitaryware, Vado brassware, porcelain tiling and heated towel rails, delivering a luxurious feel throughout.

Further features include underfloor heating to the ground floor, smart thermostat controls, timber framed windows, brushed chrome fittings and an intruder alarm system for added peace of mind.

Externally, the landscaped garden includes a beautifully finished Raj Indian sandstone patio, ideal for outdoor dining and entertaining. The development itself is securely accessed via movement activated gates, enhancing the sense of privacy and exclusivity.

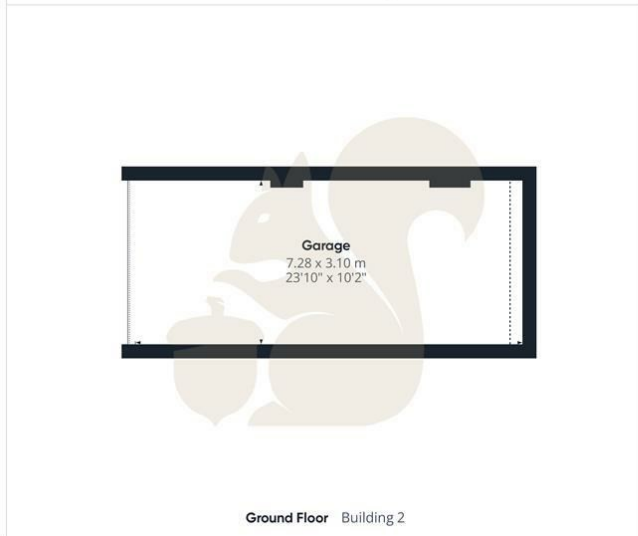
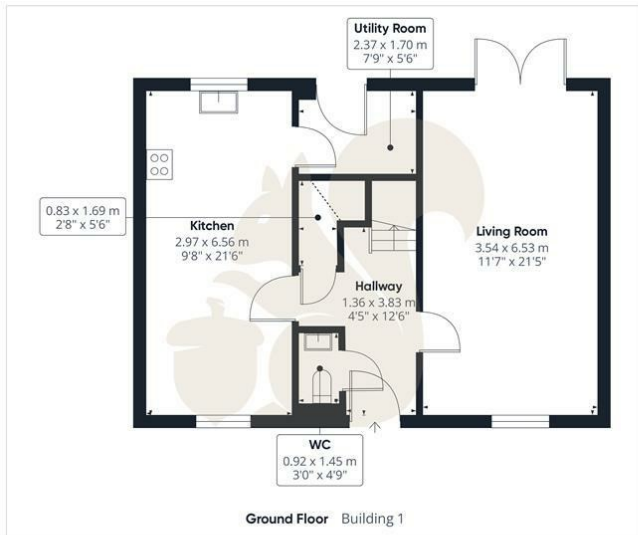
Agents note: There is a service charge payable of £746.15 per annum.











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Approximate total area⁽¹⁾
 134.1 m²
 1443 ft²

Reduced headroom
 1.3 m²
 14 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:
D

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(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.