

oakheart



£1,150,000

Offers In Excess Of  
Bower Hall Lane, West Mersea



This exceptional four-bedroom detached residence is nestled in the heart of West Mersea, occupying an impressive 0.92-acre plot in a wonderfully tranquil rural setting. Surrounded by open countryside, the property boasts uninterrupted views across rolling fields, offering an idyllic lifestyle for those seeking peace, privacy, and a close connection to nature.

The home is presented in immaculate condition throughout, with every room thoughtfully maintained to a high standard. Upon entering, you are welcomed into a spacious and light-filled entrance hall which sets the tone for the rest of the property. The ground floor offers a versatile layout, ideal for modern family living and entertaining alike. A generous sitting room provides a warm

and inviting space, perfect for relaxation, while the separate dining room allows for more formal gatherings with family and guests.

The heart of the home is the beautifully appointed kitchen/breakfast room, combining practicality with style. This space is well-equipped with contemporary units, quality appliances, and ample room for dining, making it ideal for everyday living as well as social occasions. From here, doors open out to the rear garden, seamlessly blending indoor and outdoor living.

The principal bedroom is a luxurious retreat, complete with its own en-suite bathroom and views over the surrounding countryside. The remaining three

bedrooms are all generously sized and enjoy plenty of natural light. On the first floor, a large family room provides additional flexible living space, suitable for use as a media room, playroom, or home office.

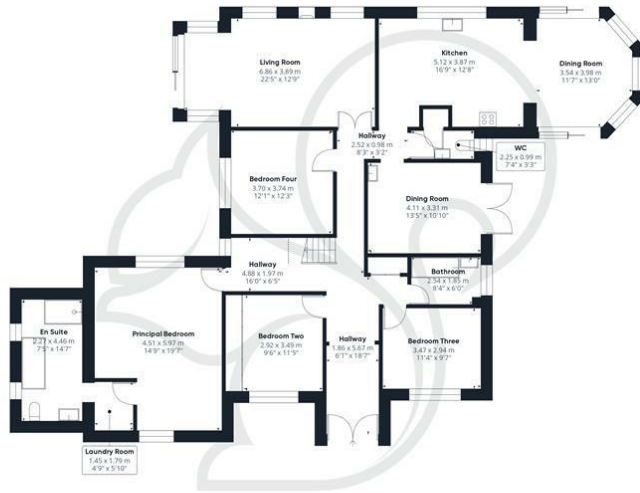
Outside, the grounds are a true feature of this unique home. The expansive 0.92-acre plot offers beautifully maintained gardens with mature planting, sweeping lawns, and multiple seating areas from which to enjoy the surrounding landscape. A substantial driveway leads to a double garage, providing ample parking and storage.



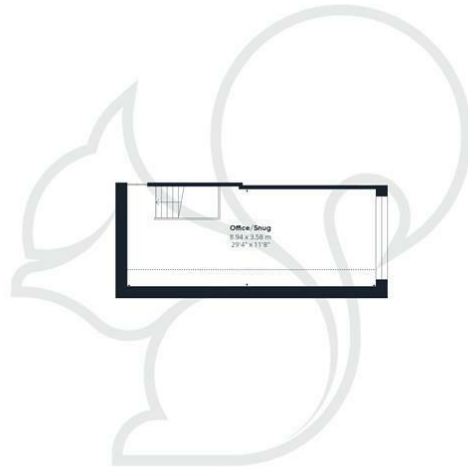








Ground Floor



Floor 1

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Approximate total area<sup>m</sup>

211.3 m<sup>2</sup>  
2276 ft<sup>2</sup>

Reduced headroom

6.3 m<sup>2</sup>  
68 ft<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Local Authority:  
Colchester

Tenure:  
Freehold

Council Tax Band:  
E

**Energy Efficiency Rating**

|  | Current                    | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   | 51                         | 62        |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>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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