

oakheart

£3,750,000

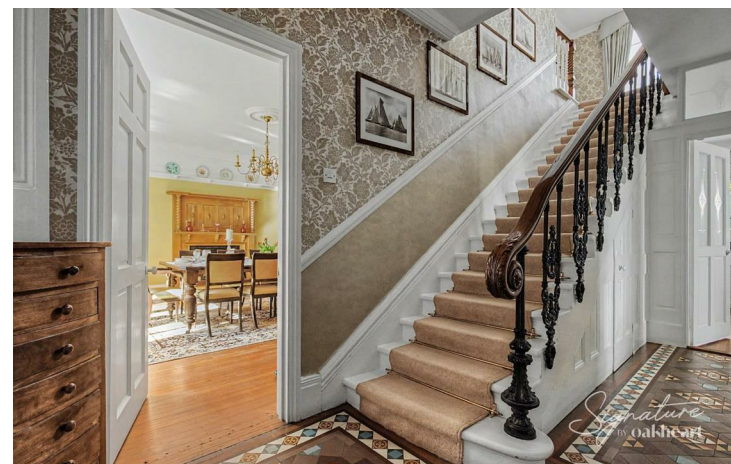
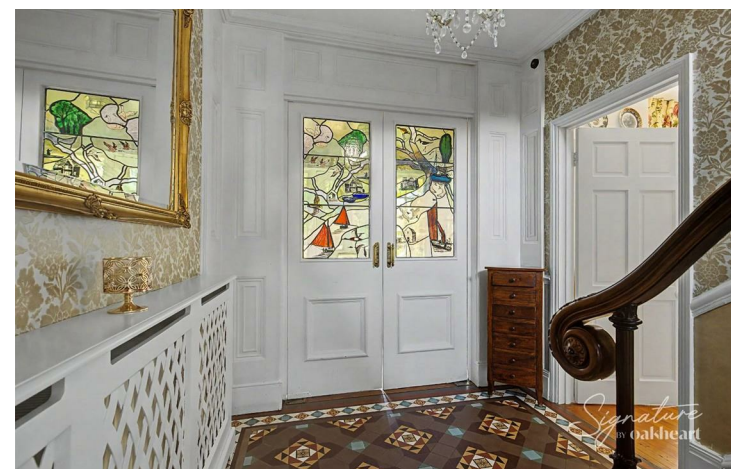
Offers In The Region Of
Grove Avenue, West Mersea

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West Mersea's coastline provides the magnificent setting for Oaklands, Grove Avenue, an exceptional detached Edwardian residence occupying one of the most exclusive and rarely available waterfront positions within the area. Originally constructed in 1901, this distinguished five-bedroom home has been sympathetically and thoughtfully refurbished to an exacting standard, successfully preserving the elegance and character of its period origins whilst seamlessly incorporating the comforts and expectations of contemporary coastal living.

Set behind electric gates and approached via a private road, Oaklands immediately conveys a sense of privacy, stature and exclusivity. The property offers substantial and beautifully proportioned accommodation extending across a series of refined and versatile living spaces, perfectly suited to both relaxed family occupation and large-scale entertaining. Throughout the home, a wealth of original Edwardian features remain intact, complementing the tasteful modern enhancements and creating interiors of considerable warmth and character.

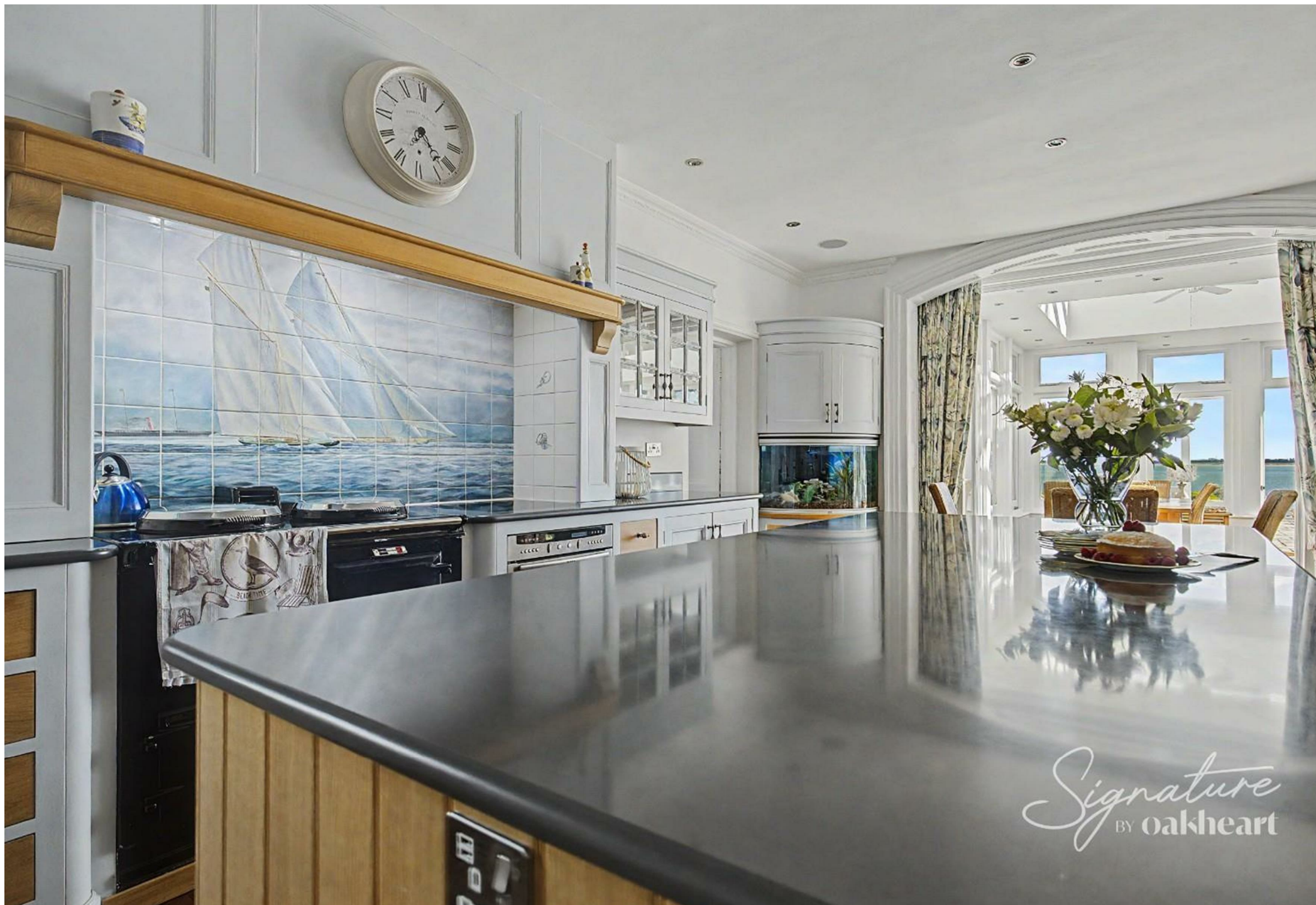
The principal reception rooms are particularly impressive, providing an elegant balance of formal and informal living accommodation. Large windows and glazed doors flood the interiors with natural light whilst framing uninterrupted views across the gardens and towards the water beyond. The magnificent Orangery serves as a focal point of the home, enjoying panoramic coastal outlooks and offering an exceptional space for year-round entertaining and relaxation. A substantial formal dining room further enhances the entertaining credentials of the property, whilst additional reception areas provide flexibility for family living, reading rooms, or home working environments.





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Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
G

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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