

oakheart



£650,000

Guide Price

Ivy Lane, East Mersea



Guide Price £650,000. - £700,000.

Situated on a quiet and secluded lane in the idyllic locale of East Mersea, Essex, Arishmel offers a serene retreat with superb views stretching across beautifully manicured gardens and the picturesque countryside, all the way to the estuary. This detached property seamlessly combines a charming blend of character and contemporary design, providing a delightful living experience.

The heart of this home is the superb kitchen-dining-family room, an expansive and inviting space perfect for both everyday living and entertaining. The room opens out to two beautifully landscaped rear gardens, offering a seamless transition between indoor and outdoor living. Here, you can enjoy al fresco dining, garden parties, or simply

unwind while taking in the tranquil surroundings.

Arishmel boasts three generously sized double bedrooms, each thoughtfully designed to offer comfort and style. The principal bedroom features an ensuite, providing a private sanctuary for relaxation. A well-appointed family bathroom serves the additional bedrooms, ensuring convenience and luxury for all occupants.

In addition to the main living area, the property includes two further reception rooms. These versatile spaces can be adapted to suit various needs, whether as formal lounges, home offices, or cozy retreats. A utility room adds practicality to the home's layout, ensuring that daily tasks are handled with ease.

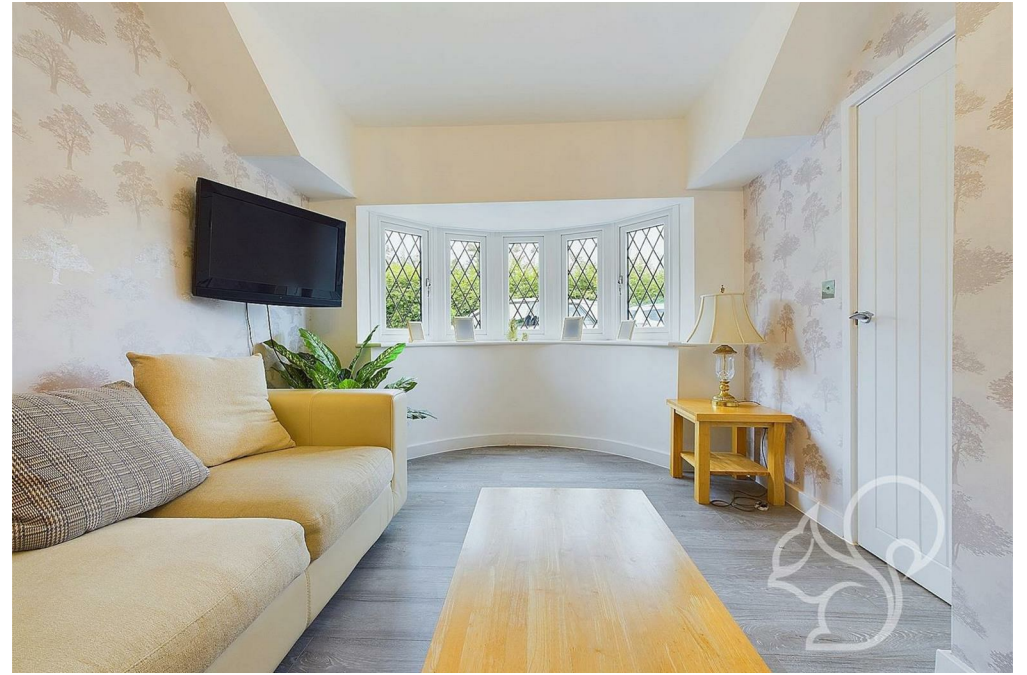
Every detail of Arishmel has been carefully curated to provide a harmonious blend of elegance and functionality. The property's tranquil location on Ivy Lane ensures peace and privacy, making it an ideal home for those seeking a quiet, rural lifestyle with the added benefit of stunning natural views.

In summary, Arishmel on Ivy Lane presents an exceptional opportunity to embrace a lifestyle of comfort, beauty, and tranquility in one of East Mersea's most desirable settings.

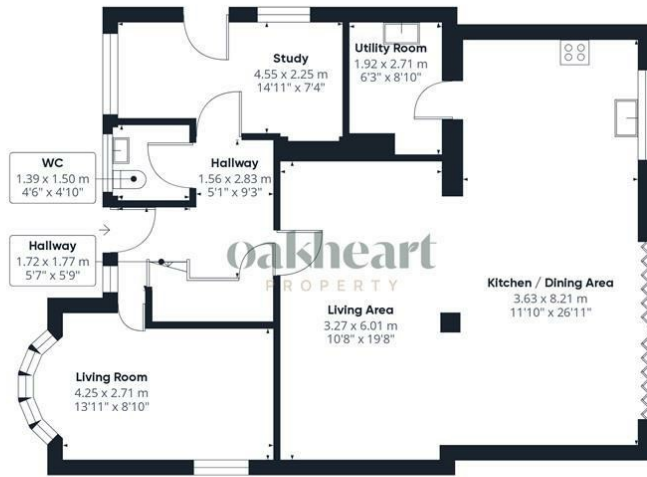
For an Internal Inspection Call Oakheart Mersea Island



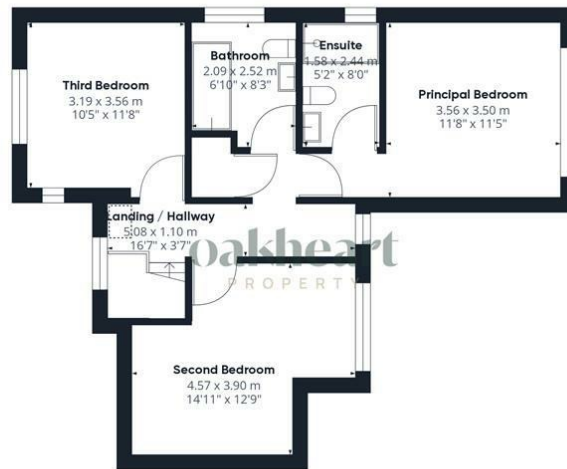








Ground Floor



Floor 1

**oakheart**

Approximate total area<sup>m</sup>

149.24 m<sup>2</sup>  
1606.38 ft<sup>2</sup>

Reduced headroom

0.3 m<sup>2</sup>  
3.27 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Local Authority:

Colchester

Tenure:

Freehold

Council Tax Band:

F

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</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.

Oakheart Mersea

01206 382191

mersea@oakheart.co.uk

34a Barfield Rd, West Mersea, Colchester, Essex, CO5 8QT

**oakheart**