

oakheart



£550,000

Offers In Excess Of  
Pyefleet View, Langenhoe, Colchester

Nestled in the sought-after village of Langenhoe, this beautifully presented three-bedroom detached bungalow offers spacious accommodation, a generous plot and far-reaching views across open fields towards Mersea Island.

As you enter, you are welcomed by a large hallway that sets the tone for the space and light throughout the property. At the rear, the home boasts a bright and expansive living/dining room, with patio doors opening directly onto the garden – perfect for entertaining or simply enjoying the

peaceful outlook. The well-proportioned kitchen also provides ample space for family living.

To the left of the hallway, you'll find the second bedroom positioned at the front of the property, with the family bathroom conveniently located in the centre. The principal bedroom, situated at the rear, benefits from wonderful garden views and a private en suite shower room. Completing the accommodation is a comfortable third bedroom, ideal as a guest room, study, or nursery.

Outside, the rear garden enjoys uninterrupted views across fields to Mersea Island, offering a truly picturesque backdrop. To the front, a large driveway provides ample parking, along with a detached double garage for additional storage or workshop potential.

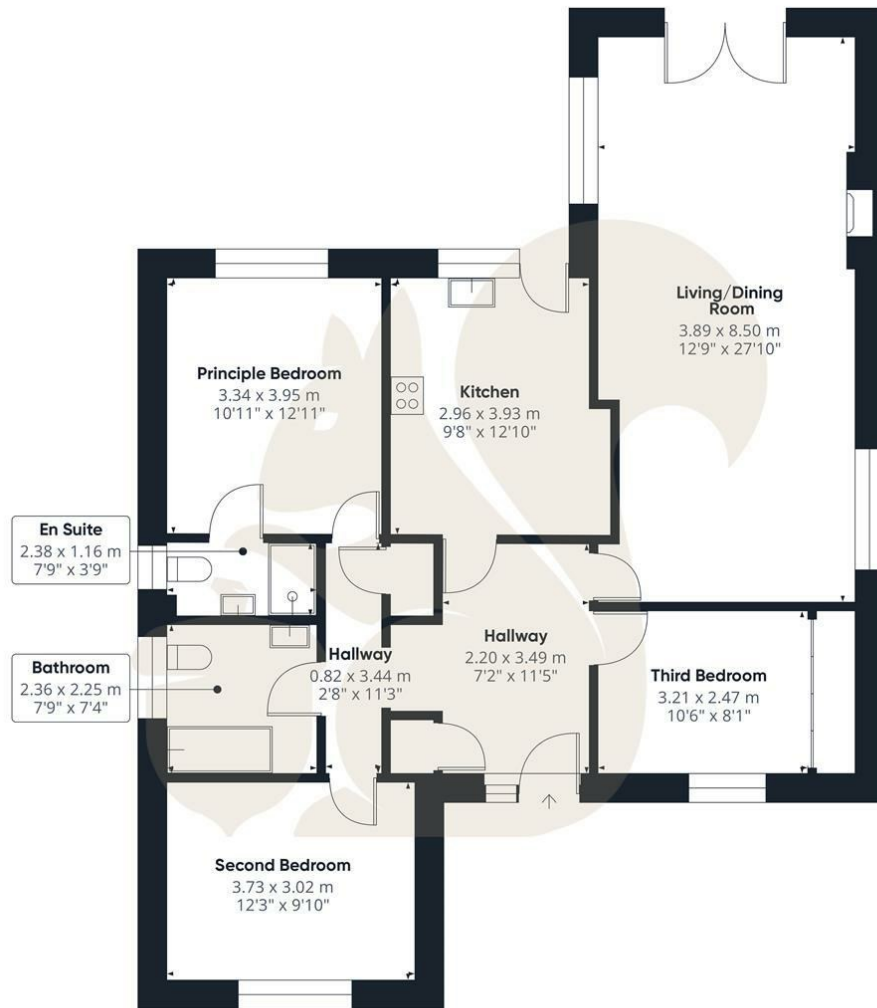
Situated in a desirable semi-rural location, yet within easy reach of Colchester, local amenities, and transport links, this property perfectly combines countryside living with convenience.











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Approximate total area<sup>(1)</sup>  
99,7 m<sup>2</sup>  
1073 ft<sup>2</sup>

(1) Excluding balconies and terraces

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:

Tenure:  
Freehold

Council Tax Band:

**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>		<b>77</b>
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(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 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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