

oakheart

£1,150,000

Asking Price

Meadow Lane, West Mersea

Situated on the highly desirable Meadow Lane in West Mersea, just a stones throw from the beach, this spacious and versatile three/four double bedroom detached home offers exceptional family living with sea views, generous accommodation, and excellent outdoor space.

The property has been comprehensively refurbished within the last few years, creating a beautifully presented home that combines modern comforts with a relaxed coastal lifestyle. Ideally positioned within easy reach of local amenities, shops, restaurants, and the highly regarded local school, it is perfectly suited to both families and those seeking a home by the sea.

The accommodation begins with a welcoming entrance hall leading to an impressive open-plan kitchen/dining room that provides an excellent entertaining and family space with ample room for dining and socialising, this leads into a bright and spacious lounge featuring a charming log-burning stove, creating a warm and inviting focal point. To the rear is a second sitting room, with french doors to the courtyard garden. This room can also be used as a ground floor double bedroom, offering flexibility for guests, multigenerational living, or home working. There is a modern shower room with wc and a separate utility room with ample storage with a back door leading to the courtyard garden. This completes the ground floor accommodation.

On the first floor, the impressive principal suite enjoys sea views and features a private balcony, dressing area, built-in wardrobes, and a stylish en-suite shower room. The second double bedroom also benefits from fitted wardrobes and direct access to the balcony, making the most of the coastal outlook. A further double bedroom with separate small area offering potential for a walking wardrobe. This room also has great sea views. Both these bedrooms are served by a well-appointed and spacious family bathroom comprising both a separate bath and shower.







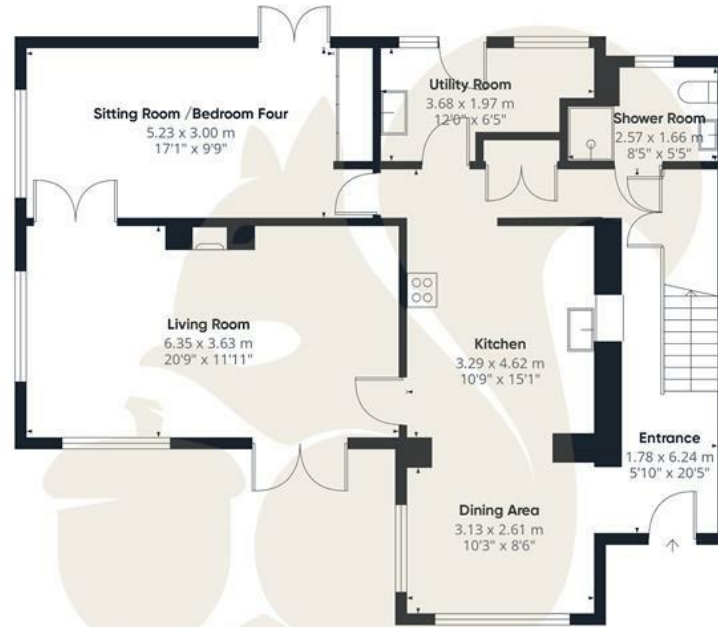








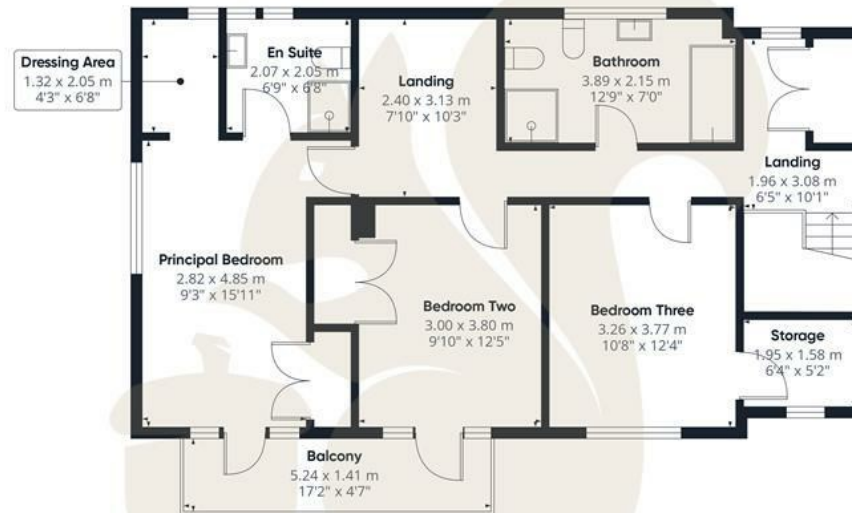




**Ground Floor Building 1**

**GLA<sup>(1)</sup>**  
 182.37 m<sup>2</sup>  
 1962.98 ft<sup>2</sup>

**Total**  
 189.84 m<sup>2</sup>  
 2043.44 ft<sup>2</sup>



**Floor 1 Building 1**



(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**


Local Authority:

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>		
(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.

# oakheart

Oakheart Mersea

01206 382191

[mersea@oakheart.co.uk](mailto:mersea@oakheart.co.uk)

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