

oakheart



£1,200,000

Offers In Excess Of  
The Lane, West Mersea



Situated in the highly sought-after Anchorage location of The Lane, this impressive four-bedroom detached residence offers a superb combination of spacious accommodation, versatile outbuildings, and a tranquil setting just moments from the water's edge.

The property welcomes you with a generous and well-maintained frontage, including an extensive driveway that provides ample off-road parking. Inside, the home is both stylish and practical, beginning with a welcoming entrance hall that leads to a light-filled lounge, perfect for relaxing with family. A dedicated study provides a space for working from home and an additional TV room, while the separate dining room is well-suited for entertaining and

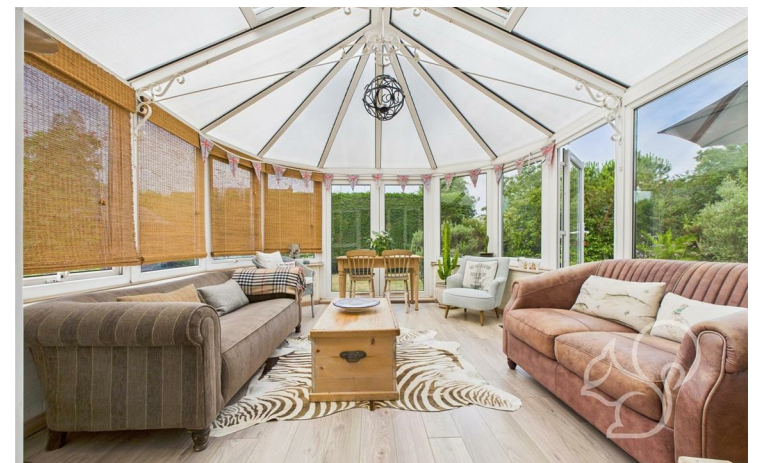
family meals.

At the heart of the home lies a modern kitchen, fitted with sleek cabinetry, quality appliances, and thoughtful design features. Adjoining the dining room is a bright sun room, offering lovely views of the garden and creating a seamless flow between indoor and outdoor living.

Upstairs, the accommodation continues to impress with four spacious double bedrooms. The principal bedroom benefits from its own dressing room, providing a touch of luxury and practicality, while the remaining bedrooms are served by a contemporary family bathroom and a separate shower room,

catering to the needs of a growing household.

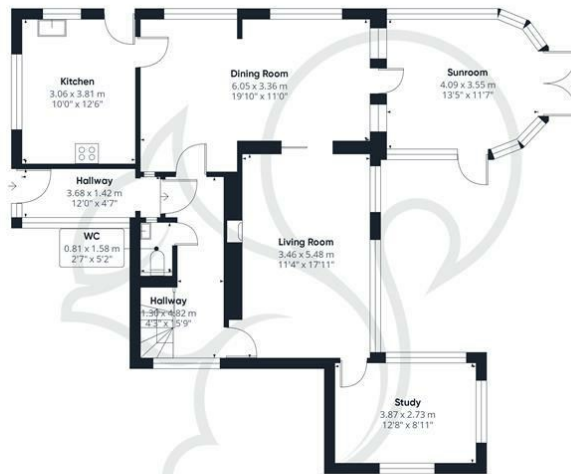
Beyond the main residence, the property offers a remarkable range of outbuildings, including a boat house comprising of a large ground floor workshop and storage area. The first floor offers an expansive loft/den. The boat house is ideal for potential conversion (subject to planning). Several additional outbuildings provide further flexibility for hobbies, and boat storage.



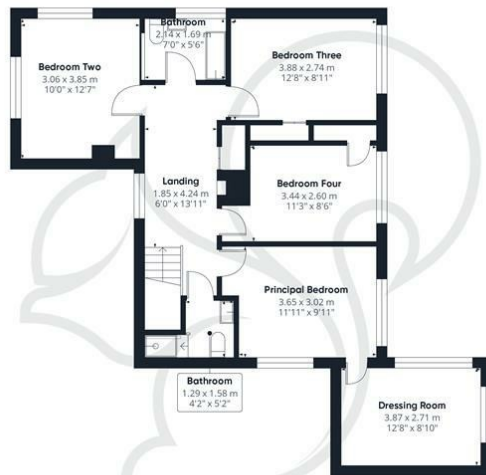








Ground Floor Building 1



Floor 1 Building 1

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Approximate total area<sup>01</sup>

165.3 m<sup>2</sup>  
1780 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:  
Colchester

Tenure:  
Freehold

Council Tax Band:  
F

### 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<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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