

oakheart

£300,000

Guide Price

West Field Lane, St. Osyth

GUIDE PRICE: £300,000 - £325,000.

Discover modern luxury and timeless charm at Westfield Lane, St Osyth—a stunning home set within the prestigious St Osyth Priory development. This exceptional property blends traditional architecture with a premium contemporary specification, perfect for sophisticated family living, downsizers looking for a beautiful home with minimal maintenance and improved energy efficiency.

St Osyth Priory is steeped in over 1,400 years of myth, legend, and heritage, with Grade I and II listed buildings and royal connections from Queen Elizabeth

I's visits. Owning a home here means joining a story stretching back to medieval England, with every resident helping preserve and shape its iconic legacy.

The ground floor includes an open-plan kitchen, living and dining area with Thames oak laminate flooring. The kitchen has white units, Silestone worktops, and integrated Bosch and Zanussi appliances, including an induction hob, oven, dishwasher, fridge freezer and washer dryer. There is a stainless steel undermount sink and practical storage throughout.

Upstairs there are two double bedrooms with the main bedroom including

fitted wardrobes & a modern en-suite shower room. Bathrooms feature Laufen sanitaryware, Vado brassware, porcelain wall tiles and heated towel rails. Underfloor heating is fitted downstairs, and radiators serve the upstairs rooms, with smart thermostat controls.

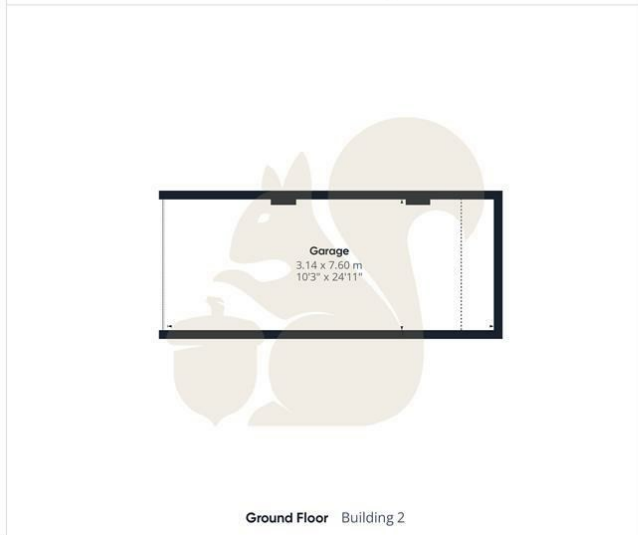
The property includes timber windows, brushed chrome fittings, and an intruder alarm. The garden is turfed with a Raj Indian sandstone patio, and the development is accessed through secure, movement-activated gates. The property benefits from a large garage with Horman roller door. There is then parking in front of the garage. The property benefits from being offered with no onward chain.











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Main building GLA™
88.95 m²
957.47 ft²

Main building total
88.95 m²
957.47 ft²

Building 2 total
22.94 m²
246.97 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom
----- Below 1.5 m/5 ft
Areas with headroom below 1.52 m/5 ft are excluded

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

GIRAFFE360

Local Authority:
Tendring

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		96
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.