

oakheart

£420,000

Asking Price

Westfield Lane, St. Osyth Priory



****OPEN DAY BY APPOINTMENT ONLY - TOUR OF THE PRIORY/GROUNDS INCLUDED 9th MAY**** An elegant 3-Bedroom Home in Historic Priory Estate with Luxury Finishes. 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.

St Osyth Priory's location delivers the best of both worlds: peaceful country living within extensive parkland, and close proximity (just 2.5 miles) to St Osyth beach for seaside activities, sailing, and estuary walks. The result is an ideal lifestyle for those who want countryside tranquillity without missing out on

coastal experiences or active pursuits.

The ground floor includes an open-plan kitchen, living and dining area with Thames oak laminate flooring. The kitchen has pale grey matt 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, the main bedroom includes fitted wardrobes or a dressing area. Bathrooms feature Laufen sanitaryware, Vado brassware, porcelain wall tiles and heated towel rails. Underfloor heating is fitted downstairs, and radiators

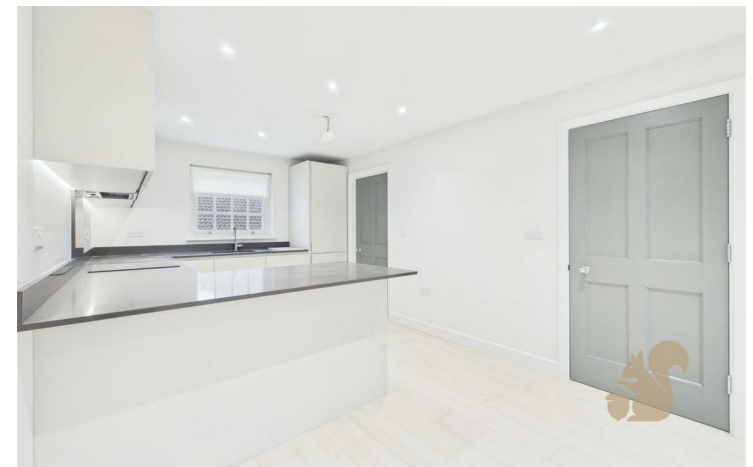
serve the upstairs rooms, with smart thermostat controls.

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.

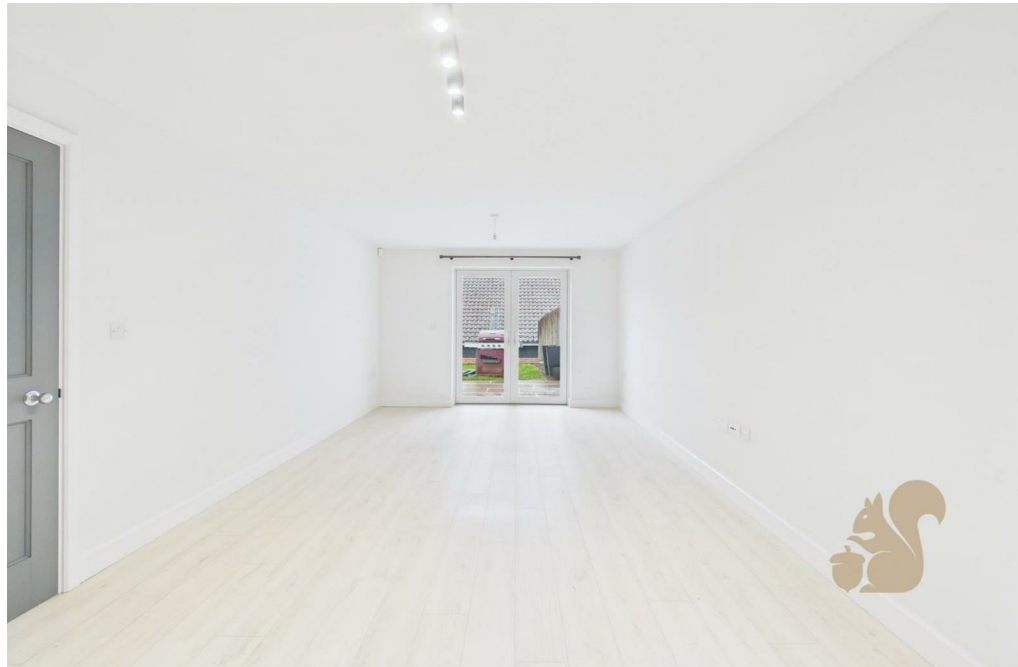
High-speed broadband is available, and some layouts include a study or work area. This is a well-designed home in a historic setting, ready for modern living.

Agents Note

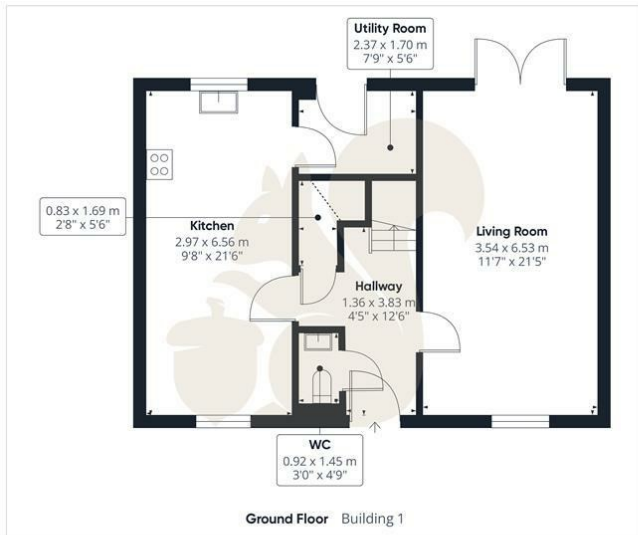
There is a service charge payable of £746.15 per annum







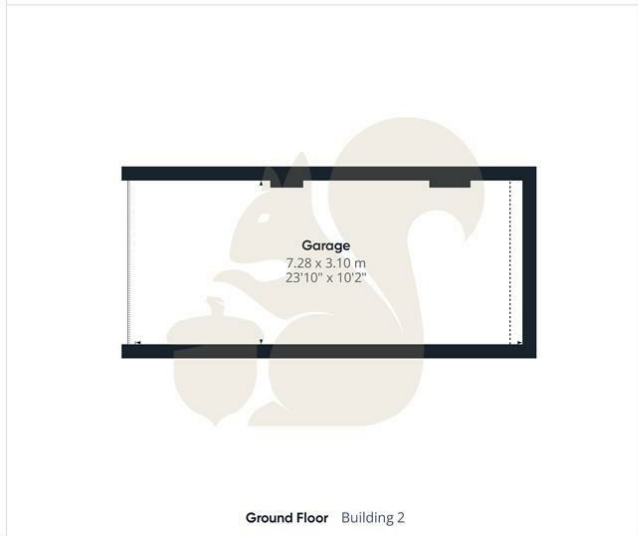




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area⁽¹⁾

134.1 m²
1443 ft²

Reduced headroom

1.3 m²
14 ft²

(1) Excluding balconies and terraces.

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Local Authority:
Tendring District Council

Tenure:
Freehold

Council Tax Band:
D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

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