

oakheart



£450,000

Asking Price

Westfield Lane, St. Osyth Priory

An Elegant 3-Bed Home in Historic Priory Estate with Premium Finishes. This exceptional property blends traditional architecture with a premium contemporary specification, perfect for sophisticated family living.

The estate is a designated County Wildlife Site, home to rare breed and native livestock, including the iconic white deer. Residents not only enjoy diverse wildlife in beautifully preserved habitats, but active initiatives enhance natural value—making it a sanctuary for nature lovers and those seeking ecological involvement.

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.









THE SANDPIPER

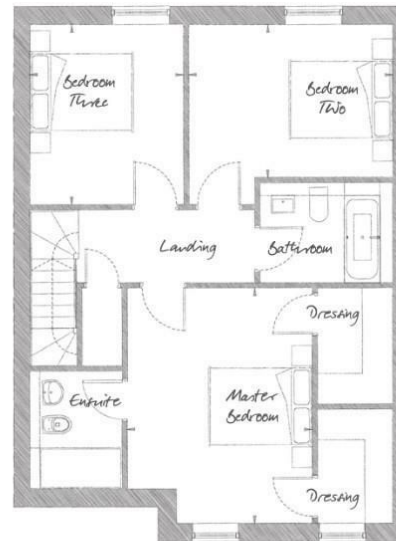
THREE BEDROOM, MID TERRACE HOUSE | 1,380 SQ FT (128 SQ M)

PLOT 55



GROUND FLOOR

Living Room 23'4" x 15'4" (7.10m x 4.68m)
Kitchen / Dining 16'4" x 14'8" (4.98m x 4.47m)



FIRST FLOOR

Master Bedroom 15'1" x 11'10" (4.59m x 3.60m)
Bedroom Two 13'1" x 9'10" (3.98m x 2.98m)
Bedroom Three 11'6" x 9'10" (3.51m x 3.00m)

CITY & COUNTRY

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St SYTH
PRIORY

The information in this document is intended as a guide only and is subject to change without prior notice. Accordingly, due to the City & Country policy of continual improvement, the finished product may vary from the information provided and City & Country reserves the right to amend the specification. All dimensions stated are approximate only with maximum dimensions and may alter through the construction phase and with interior finishes. You are therefore advised not to order any carpets, appliances or other goods which depend upon accurate dimensions before carrying out a check measure within your reserved property. All properties come with the benefit of private parking. Ask our Sales Executives for further information. ph1_v11/19.

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 | | 93 |
| (81-91) B | 84 | |
| (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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