

The logo for Oakheart, featuring the word "oakheart" in a white, lowercase, sans-serif font. The letters are slightly shadowed, giving them a three-dimensional appearance as if they are floating above the background image.

oakheart

£860,000

Offers In Excess Of  
Clarry's Cottage, Mersea



Clarrys Cottage, is a charming Edwardian property built in 1908, nestled down a private no through road in the heart of the village, opposite the church, offering a serene haven of peace and tranquility.

This three double bedroom home boasts a spacious hallway with high ceilings, embracing the Arts and Crafts style with original pine doors and generously sized rooms.

The property retains some original features, including stained glass windows, enhancing its historical charm. Modern comforts are seamlessly integrated with underfloor heating in both the kitchen and conservatory. The spacious lounge benefits from multiple windows, allowing ample natural light.

On the first floor, the principal bedroom enjoys stunning sea views and features an en-suite bathroom. There are two additional double bedrooms and a family bathroom, providing

ample accommodation for a family or guests. Externally, the property is enclosed by beautifully landscaped gardens on all sides, offering privacy and a picturesque setting. A detached garage provides additional storage but could easily be converted to a home office, or an annexe/guest suite.

This delightful property combines historical charm with modern amenities, creating an ideal home in a peaceful village setting.

For and Internal Inspection Please Call Oakheart Mersea Island







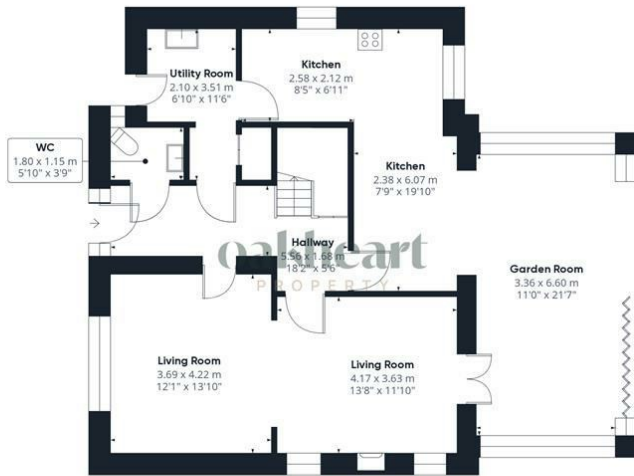












Ground Floor



Floor 1

**oakheart**

Approximate total area<sup>m</sup>  
155.53 m<sup>2</sup>  
1674.14 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

**Local Authority:**  
Colchester

**Tenure:**  
Freehold

**Council Tax Band:**  
F

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>59</b>
(39-54) <b>E</b>	<b>38</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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 Mersea  
01206 382191  
mersea@oakheartproperty.co.uk  
34a Barfield Rd, West Mersea, Colchester, Essex, CO5 8QT

**oakheart**