



oakheart

£1,300,000

Offers In Excess Of  
East Mersea Road, West Mersea



Nestled in the picturesque and tranquil setting of Mersea, this stunning four-bedroom detached home offers an exceptional lifestyle opportunity on a sprawling 10-acre plot. Perfectly blending countryside charm with contemporary luxury, this property is a haven for those seeking space, privacy, and breathtaking estuary views.

The house itself spans three storeys of thoughtfully designed living space. Upon entering, you are greeted by an elegant entrance hall that sets the tone for the high specification finishes found throughout the home. The heart of the property is undoubtedly the modern, bespoke kitchen, equipped with top-of-the-line appliances, sleek cabinetry, and ample space for both cooking and entertaining. Adjacent living and dining areas provide a seamless flow, perfect for family life or hosting guests.

Each of the four generously sized bedrooms is a sanctuary of comfort, with three boasting luxurious en-suite bathrooms. A well-appointed family bathroom serves the remaining bedroom, ensuring convenience for all. The property also features a state-of-the-art cinema room, ideal for cozy movie nights or entertaining friends.

The outdoor space is equally impressive. The expansive 10-acre plot includes established equestrian facilities, with stables and a tack room catering to horse enthusiasts. For those with an eye on future development, the property benefits from planning permission for a detached bungalow, adding significant value and potential. The grounds offer direct access to East Mersea's natural beauty, with sweeping views of the estuary that create a serene backdrop to daily life.

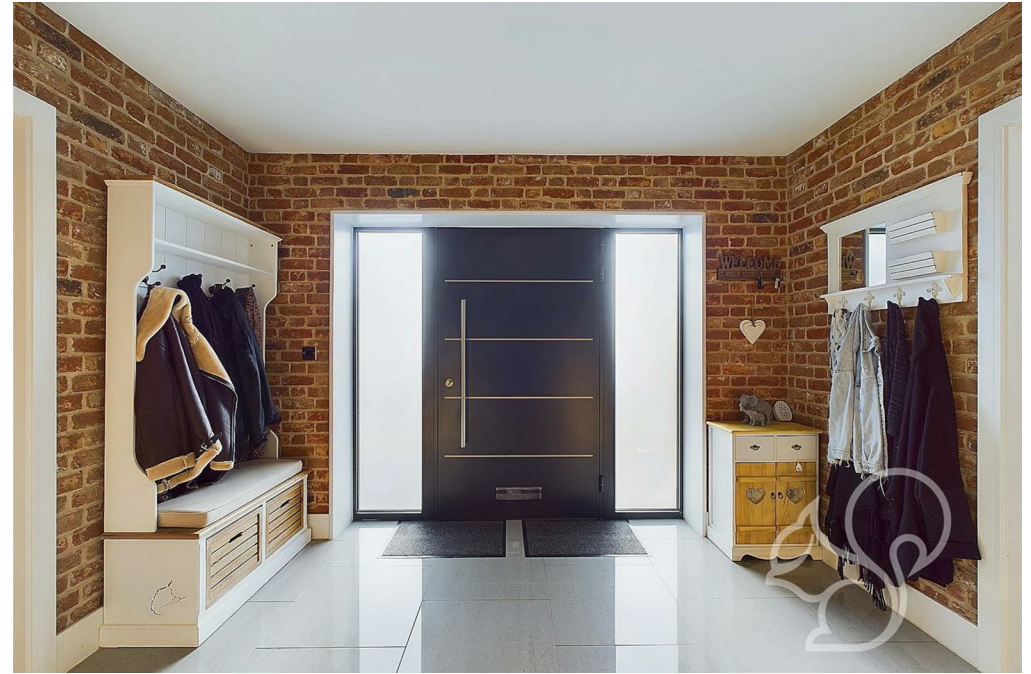
This exceptional property perfectly combines modern living with rural charm, offering an unparalleled lifestyle in one of East Mersea's most desirable locations. Whether you're an equestrian enthusiast, a family seeking space, or someone dreaming of life in the countryside with stunning views, this home is an extraordinary opportunity not to be missed.















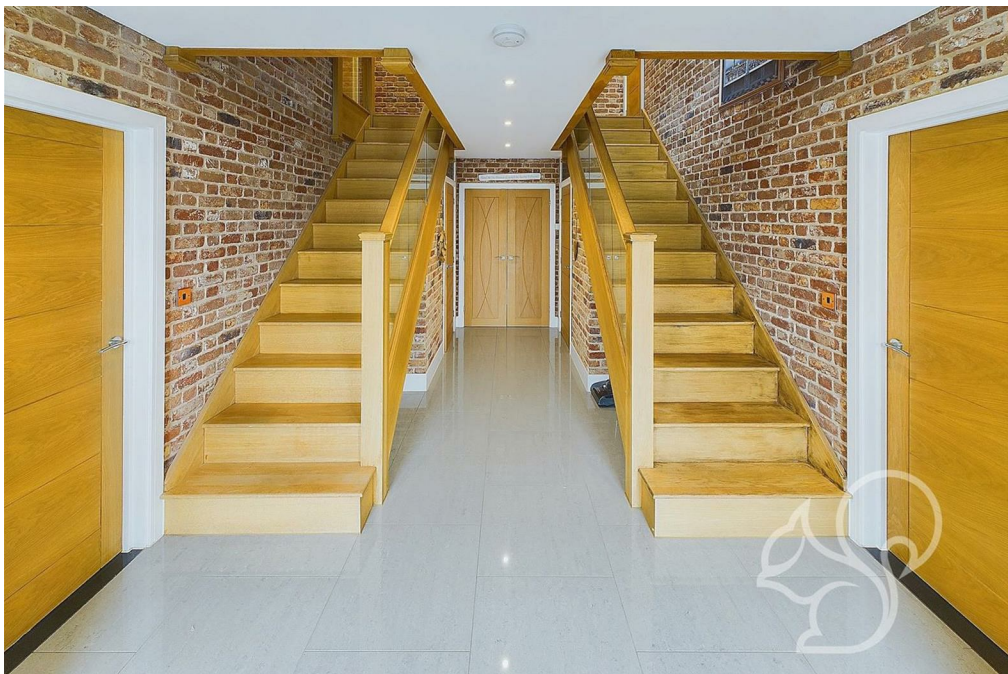








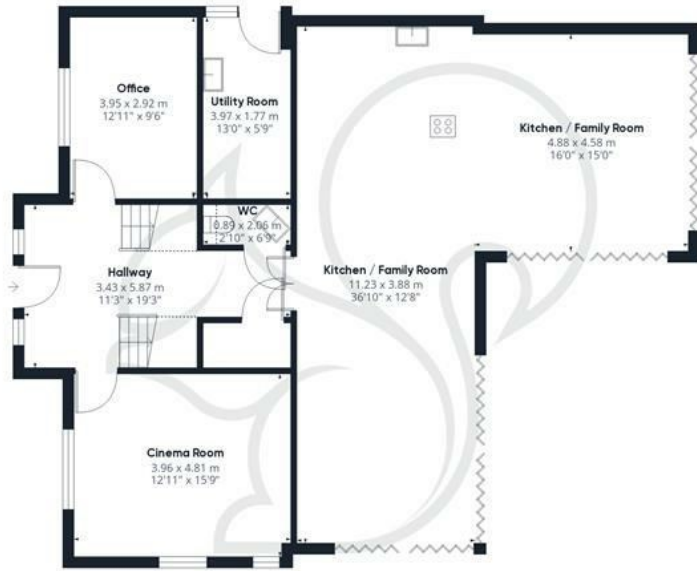








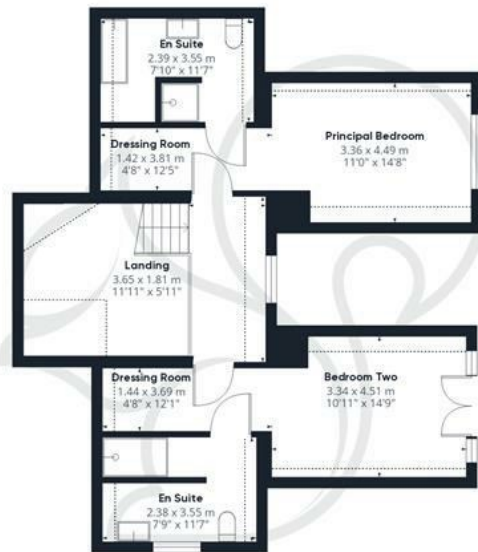




Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

289.9 m<sup>2</sup>  
3120.45 ft<sup>2</sup>

**Reduced headroom**

14.17 m<sup>2</sup>  
152.52 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

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

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**




Local Authority:  
Colchester

Tenure:  
Freehold

Council Tax Band:  
D



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>	<b>100</b>	<b>100</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 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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