oakheart

£1,250,000

Asking Price

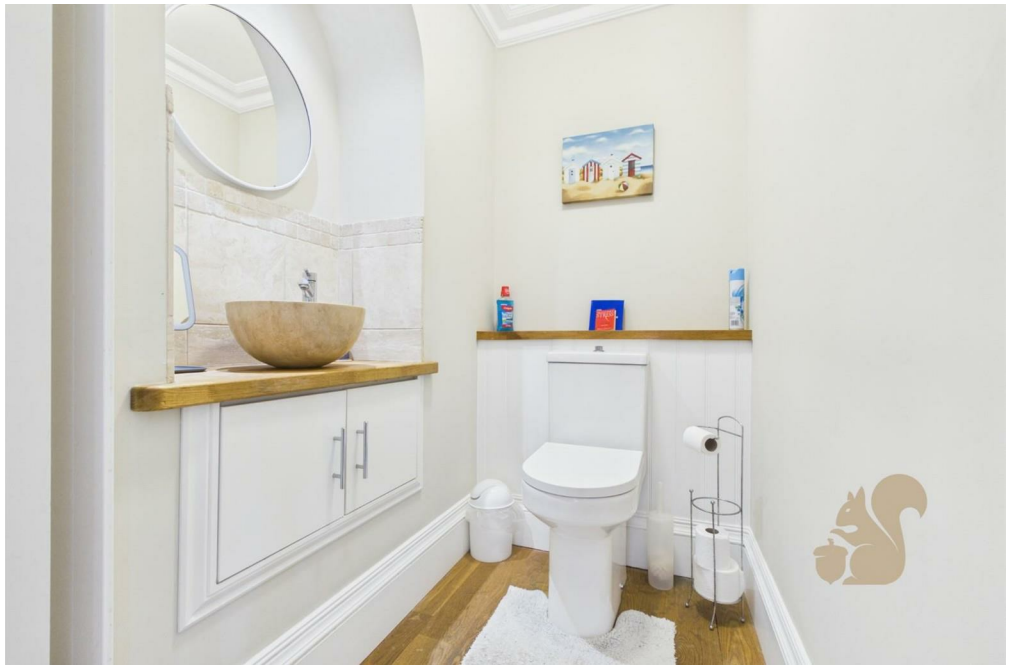
Queen Anne Road, West Mersea, Essex

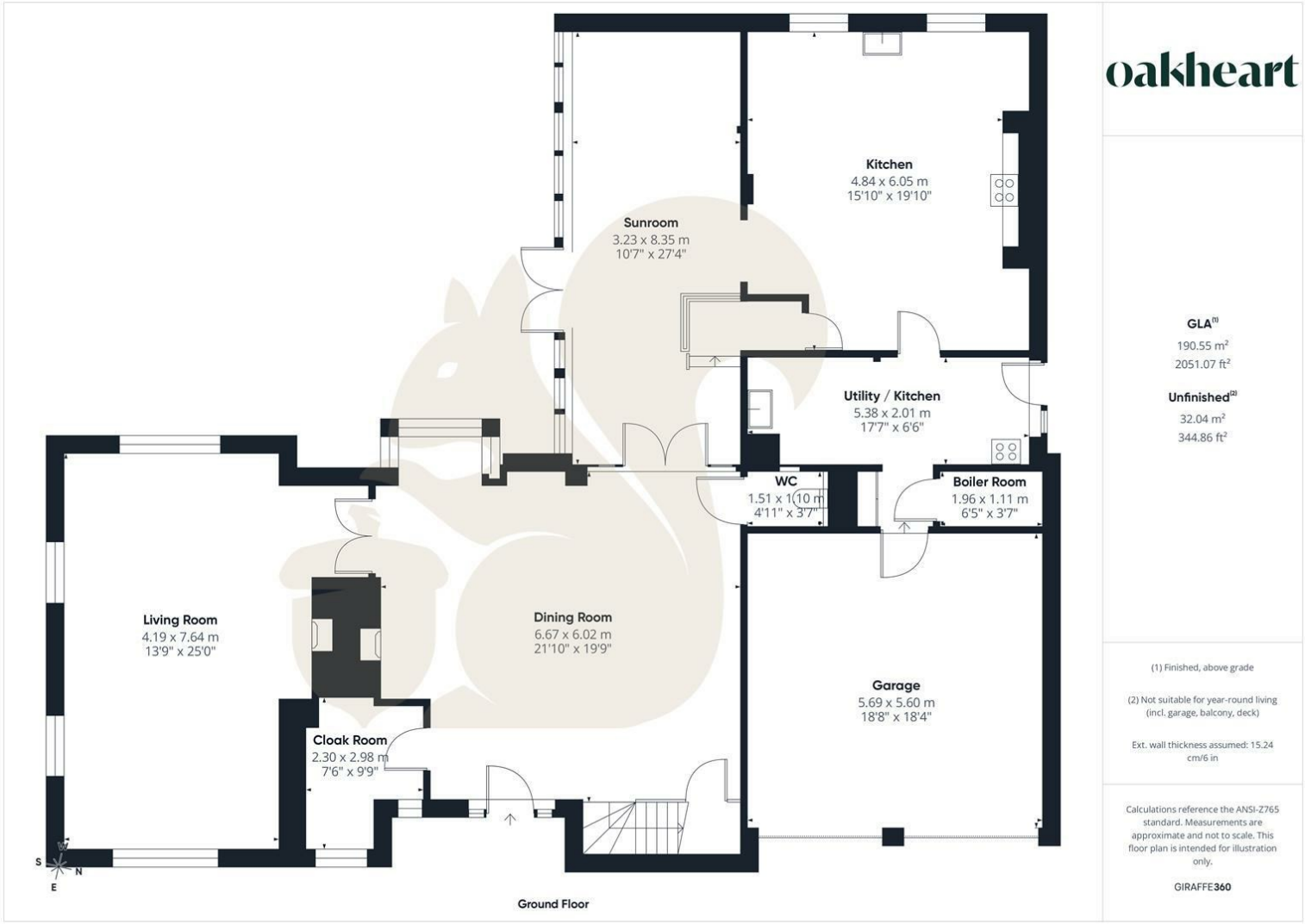
Offering an exceptional blend of spacious accommodation, character features and modern-day convenience, this substantial six-bedroom home on Queen Anne Road provides versatile living space arranged over three floors. Thoughtfully configured to suit the demands of family life, the property combines elegant reception rooms, a well-equipped kitchen, a generous principal suite and flexible additional bedrooms, complemented by a south-west-facing garden, sea views, solar panels with battery storage, and a double garage.

Upon entering the property, the ground floor offers a selection of inviting reception rooms, each with its own distinct character and purpose. A useful ground floor cloakroom provides practical storage for coats and shoes, helping to keep the entrance space neat and organised and a convenient ground floor WC, providing added practicality for family living and visiting guests.

The formal dining room is perfect for family gatherings and entertaining, featuring a charming log burner that creates a warm and welcoming ambience. The separate lounge enjoys triple-aspect views, providing a bright and comfortable retreat, with an attractive gas fire serving as a focal point for cosy evenings. Completing the accommodation is a delightful sun room, offering a lovely connection to the garden and an ideal space to relax, enjoy the outdoor views or create a peaceful reading nook. Underfloor heating adds an extra touch of comfort, making this a welcoming space to enjoy throughout the year.

The kitchen is both practical and well-appointed, benefiting from underfloor heating following on from the sun room for added comfort and a gas-fired Aga that brings traditional character to the heart of the home. Offering a welcoming environment for everyday cooking and family gatherings, the kitchen is complemented by a separate utility room incorporating a secondary kitchen.





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GLA[1]
190.55 m²
2051.07 ft²

Unfinished[2]
32.04 m²
344.86 ft²

(1) Finished, above grade

(2) Not suitable for year-round living (incl. garage, balcony, deck)

Ext. wall thickness assumed: 15.24 cm/6 in

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

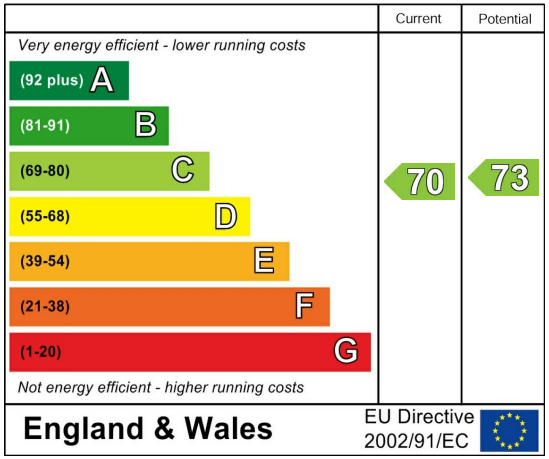
GIRAFFE360

Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
G

Energy Efficiency Rating



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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