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today on 01268 777400**



## **London Hill, Rayleigh £1,400,000**

A 4000 SQ FT PROPERTY SET IN A 1.25 ACRE PLOT NEXT TO RAYLEIGH HIGH STREET AND TRAIN STATION WITH INDOOR HEATED SWIMMING POOL - Aspire Estate Agents is proud to present this desirable home that will impress anyone who enters with its spacious living areas and high-quality fixtures and fittings. From the private gated entrance to the internal heated swimming pool, solid oak kitchen with granite work surfaces, and the five-piece bathroom suite, this property exudes luxury. It features multiple reception rooms, four double bedrooms, and an en-suite to the master bedroom.

Additional benefits include ample off-street parking, a detached double garage, an enormous and beautiful rear garden, and existing planning permission for converting the swimming pool into separate accommodation or an annex. Situated in a secluded location, this home offers plenty of privacy while being just a stone's throw from fantastic local amenities, including Rayleigh Station and High Street with its variety of shops, cafes, and restaurants. Enjoy scenic walks at Rayleigh Mount year-round and benefit from being in the catchment area for Edward Francis Primary School and The FitzWimarc School, both highly sought-after schools.

Tenure - Freehold  
Council tax band - G

#### Entrance Hall

Entrance door into hallway comprising lead light windows to front and side, coved cornicing to ceiling with feature pendant lighting and fitted spotlights, stairs leading to first floor landing, radiator, oak wood flooring, doors to:

#### Downstairs W/C

Two piece suite comprising wall mounted wash hand basin, low level w/c, lead light window to front, smooth ceiling with fitted spotlights, heated towel rail, tiled flooring.

#### Sitting Room

17'0" x 15'1" (5.18m x 4.6m)

Double glazed lead light bay windows to rear and side, double glazed door to side leading to rear garden, coved cornicing to smooth ceiling with pendant lighting, picture rail two radiators, brick built fireplace, carpeted flooring.

#### Dining Room

16'1" x 12'5" (4.9m x 3.78m)

Double glazed lead light French doors to rear leading to rear garden, double glazed lead light windows to rear, coved cornicing to smooth ceiling with pendant lighting, brick built fireplace, radiator, oak wood flooring.

#### Lounge

25'0" x 23'7" (7.62m x 7.19m)

Double glazed lead light window and bay window to rear, double glazed lead light French doors to side with glass panes either side leading to rear garden, coved cornicing to ceiling with pendant lighting, wall mounted lighting, radiator, brick built fireplace, built in bar area, carpeted flooring.

#### Kitchen/Family Room

22'0" x 18'9" (6.71m x 5.72m)

Range of high quality oak wall and base level units with island centred and granite work surfaces above

incorporating double inset stainless steel sink, space for range style cooker with inset extractor unit over, space for American style fridge freezer, integrated dishwasher, lead light bay window to side, two double glazed sky lights, coved cornicing to smooth ceiling with fitted spotlights, feature fireplace with inset log burner and wooden mantle, radiator, tiled flooring, door to:

#### Utility Room

8'2" x 7'8" (2.49m x 2.34m)

Range of wall and base level units with granite work surfaces above incorporating stainless steel sink and drainer unit, space and plumbing for washing machine and tumble dryer, double glazed lead light window to front, smooth ceiling with ceiling lighting, tiled flooring.

#### Lobby

Double glazed door to rear leading to rear garden, coved cornicing to ceiling with ceiling lighting, radiator, wall and base level units with work surfaces above, tiled walls, tiled flooring, door to:

#### Swimming Pool Room

49'0" x 23'9" (14.94m x 7.24m)

Double glazed patio doors to rear leading to rear garden, double glazed window to side, smooth vaulted ceiling with feature coving LED multi coloured lighting, wall mounted lighting, inset 33' x 16'5" swimming pool with built in underwater lighting, filtration and heating system, tiled flooring surrounding.

#### Swimming Pool Shower Room

Three piece suite comprising shower cubicle with shower attachment over, wash hand basin, low level w/c, smooth ceiling with ceiling lighting, tiled walls, tiled flooring.

#### First Floor Landing

Double glazed window to front, smooth ceiling with fitted spotlights and pendant lighting, wall mounted lighting, built in airing cupboard, eaves storage, carpeted flooring, doors to:

#### Bedroom One

17'9" x 14'4" (5.41m x 4.37m)



Double glazed window to rear and side, coved cornicing to smooth ceiling with fitted spotlights and ceiling fan, wall mounted lighting, three built in wardrobes, radiator, carpeted flooring, door to:

#### En-Suite

Four piece suite comprising inset Jacuzzi style bath, walk in corner shower cubicle with shower attachment over, wash hand basin, low level w/c and bidet, double glazed obscure windows to front, smooth ceiling with ceiling light, tiled walls, radiator, laminate flooring.

#### Bedroom Two

11'9" x 10'6" (3.58m x 3.2m)

Double glazed window to side and rear, ceiling light, loft access, eaves storage, radiator, partially carpeted flooring and partially laminate flooring.

#### Bedroom Three

14'5" x 10'2" (4.39m x 3.1m)

Double glazed window to front, smooth ceiling with fitted spotlights and ceiling fan, radiator, carpeted flooring.

#### Bedroom Four

13'6" x 9'6" (4.11m x 2.9m)

Double glazed window to side, smooth ceiling with pendant lighting, built in wardrobes, radiator, carpeted flooring.

#### Main Bathroom

Five piece suite comprising panelled bath, shower cubicle with shower attachment over, pedestal wash hand basin, low level w/c, bidet, double glazed obscure window to side, smooth ceiling with ceiling lighting, tiled walls, radiator, oak wood flooring.

#### Acerage

This property is situated on approximately 1.20 acres of land.

#### Rear Garden

Decked seating area with gazebo leading to extensive laid to lawn area with beautiful mature tree and shrub

borders, ornamental pond with further natural pond to rear, access to front garden, access to summer house/games room.

#### Summer House/Games Room

Smooth ceiling with fitted spotlights, power and lighting, laminate flooring, external veranda.

#### Front Garden

Private gated entrance to property comprising ample off street parking for multiple vehicles, access to rear garden, access to double garage, block paved driveway leading to front entrance door, mature shrub borders.

#### Double Garage

Two up and over doors to front, power and lighting.

#### Agent Note & Development Potential

Please note the current owners have a planning application to develop the lower garden with two properties which is part of the sale.

#### Agents Note

Vendors Note: Development Potential:

Please note the current owners have a planning application to develop the lower garden with two properties which is part of the sale.

Application Reference: 19/01059/FUL

Alteration and conversion of existing swimming pool building to form a detached dwelling house. Demolish existing shed, widen and alter existing vehicular access, erect retaining wall and new/alter driveway - Application Permitted

Application Reference: 22/00719/FUL

Variation of conditions No. 2 (Approved Plans) ,No. 9 (Vehicular Access) and No.13 (Parking Spaces) for planning permission 19/01059/FUL dated 18/03/2020 - Application Permitted

## Ground Floor



## 1st Floor



# ASPIRE

ESTATE AGENTS

## London Hill

### Rayleigh



| Energy Efficiency Rating  |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs                     |   |         |           |
| (92 plus)   | A |         |           |
| (81-91)   | B |         |           |
| (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                         |   |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |         |           |
| (92 plus)   | A |         |           |
| (81-91)   | B |         |           |
| (69-80)   | C |         |           |
| (55-68)   | D |         |           |
| (39-54)   | E |         |           |
| (21-38)   | F |         |           |
| (1-20)  | G |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |         |           |
| England & Wales EU Directive 2002/91/EC                         |   |         |           |



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.