

**To arrange a viewing contact us
today on 01268 777400**



Woodside, Leigh-On-Sea Guide price £1,500,000

Guide Price £1.5M - £1.6M

Pandora is an exceptional 5,500 sq ft residence set across four levels, offering a luxurious lifestyle in an enviable location. The property sits on a large south-facing plot directly backing onto Belfairs Woods, with a breath-taking 170ft garden that provides both privacy and a serene woodland backdrop. The grand entrance is highlighted by a stunning central staircase leading to an expansive galleried landing. On the ground floor, you'll find a formal living room, study, family room, and a designer kitchen/dining space with premium granite finishes and top-of-the-line appliances. The lower level is dedicated to entertainment, with a cinema room, gym, and an underground parking garage, blending luxury with practicality. The master suite is a true retreat, complete with a private terrace overlooking the garden, a spacious ensuite with dual vanities, and a wet room. There are five additional double bedrooms, most featuring private en-suites, ensuring ample space and comfort for family and guests. Externally, the beautifully landscaped garden offers an ideal setting for outdoor entertaining. Located next to Belfairs Golf Club and just a short distance from the vibrant Leigh Broadway, this rare opportunity combines tranquil surroundings with convenience, providing easy access to transport links for commuting into London. Contact us today before the official launch.

GROUND FLOOR

Porch

9'8" x 6'2" (2.97 x 1.88)

Entrance Hall

18'9" x 17'1" (5.72 x 5.21)

Kitchen/Diner

30'1" x 14'0" (9.17 x 4.29)

Utility Room

7'1" x 6'3" (2.16 x 1.93)

Lounge

33'5" x 16'0" (10.19 x 4.90)

Sitting Room

19'3" x 10'0" (5.87 x 3.07)

Study

10'9" x 9'1" (3.28 x 2.77)

W/C

BASEMENT

Games Room

37'4" x 20'6" (11.40 x 6.27)

Reception Room

17'3" x 15'1" (5.28 x 4.60)

Store/Sauna

10'2" x 8'0" (3.10 x 2.46)

Shower Room

Garage

25'5" x 9'4" (7.77 x 2.87)

FIRST FLOOR

Landing

17'3" x 14'7" (5.26 x 4.47)

Master Bedroom

19'3" x 18'4" (5.87 x 5.59)

Four Piece En Suite

Dressing Room

Balcony

Bedroom

12'5" x 11'6" (3.81 x 3.53)

Bathroom/En Suite

Bedroom

11'6" x 10'5" (3.51 x 3.20)

Three Piece En Suite

Bedroom

13'5" x 8'2" (4.11 x 2.49)

SECOND FLOOR

Landing

Bedroom

21'3" x 13'8" (6.50 x 4.19)

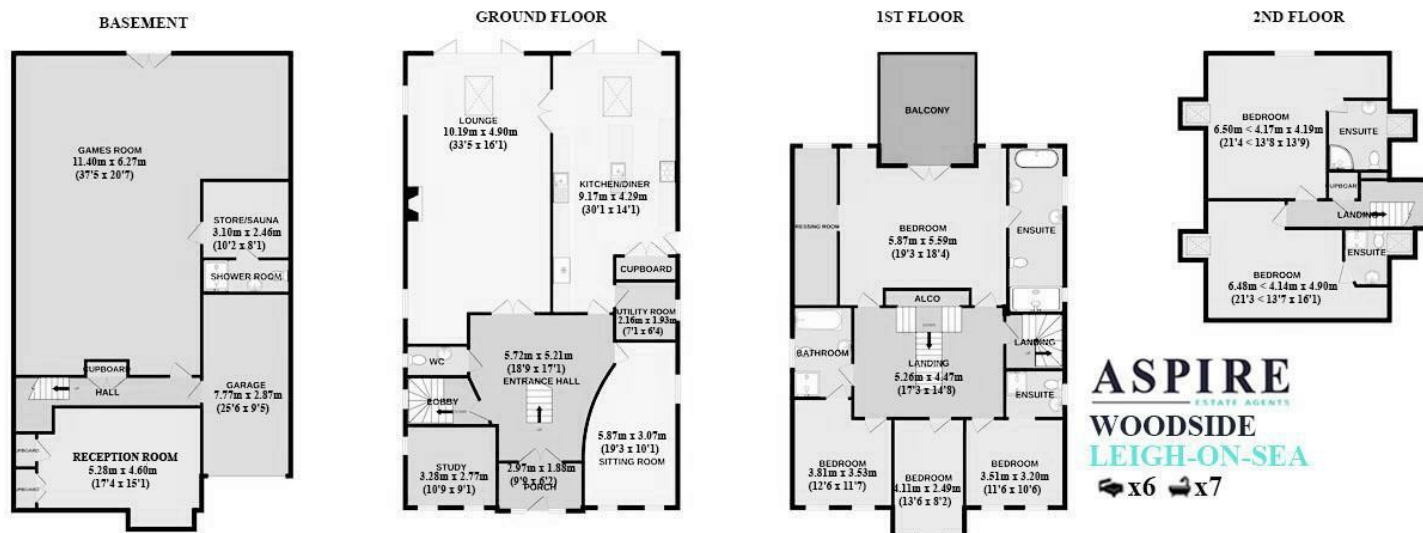
Three Piece En Suite

Bedroom

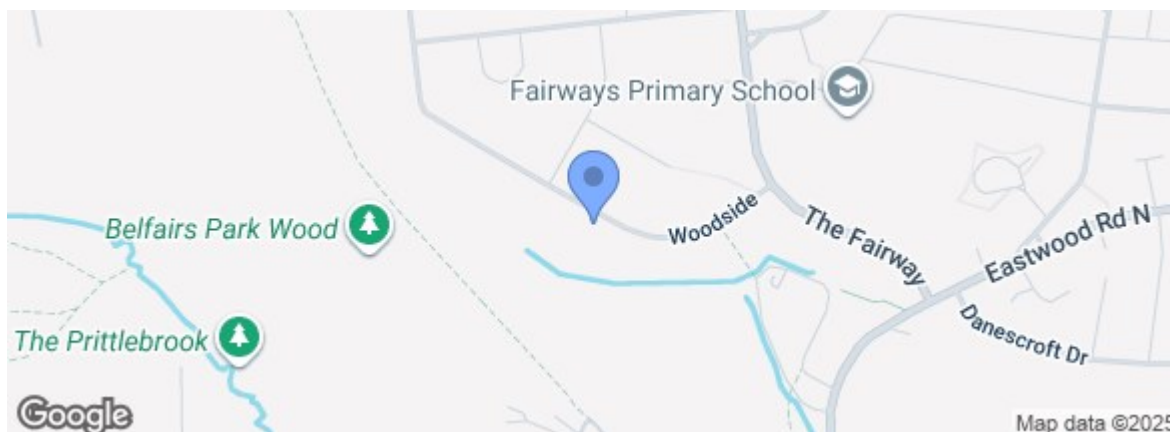
21'3" x 16'0" (6.48 x 4.90)

Three Piece En Suite

South Facing 170ft Garden



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		81	85
EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			



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