

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



Woodside, Leigh-On-Sea Guide price £1,400,000

Aspire Estate Agents are proud to present this exceptional 5,500 sq ft residence set across four levels, offering the pinnacle of luxury living in a highly desirable location. Positioned on a generous south-facing plot backing directly onto Belfairs Woods, the property features a stunning 170ft garden, providing privacy and a tranquil woodland backdrop. Guide Price: £1,400,000 - £1,500,000

The grand entrance is highlighted by a striking central staircase leading to an expansive galleried landing. The ground floor includes a formal living room, study, family room, and a designer kitchen/dining area with premium granite finishes and top-of-the-line appliances. The lower level is dedicated to leisure and entertainment, boasting a cinema room, gym, and underground parking – combining style with practicality.

The master suite is a true sanctuary, complete with a private terrace overlooking the garden, a spacious ensuite with dual vanities, and a wet room. Five additional double bedrooms, most with private ensembles, provide ample space and comfort for family and guests.

Externally, the beautifully landscaped garden is perfect for entertaining or relaxing in a serene setting. Situated next to Belfairs Golf Club and just a short distance from the vibrant Leigh Broadway, this rare opportunity blends tranquillity with convenience, offering easy access to London and surrounding areas.

Contact Aspire Estate Agents today to register your interest ahead of the official launch.

www.aspireestateagents.co.uk

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)

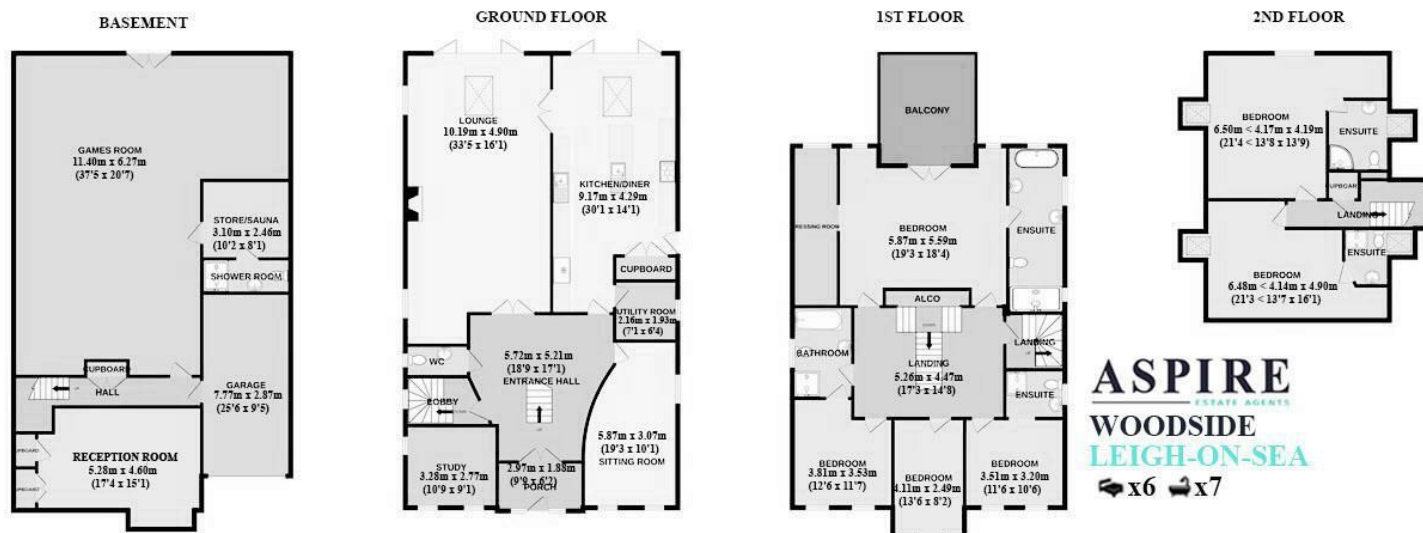
Three Piece En Suite

Bedroom

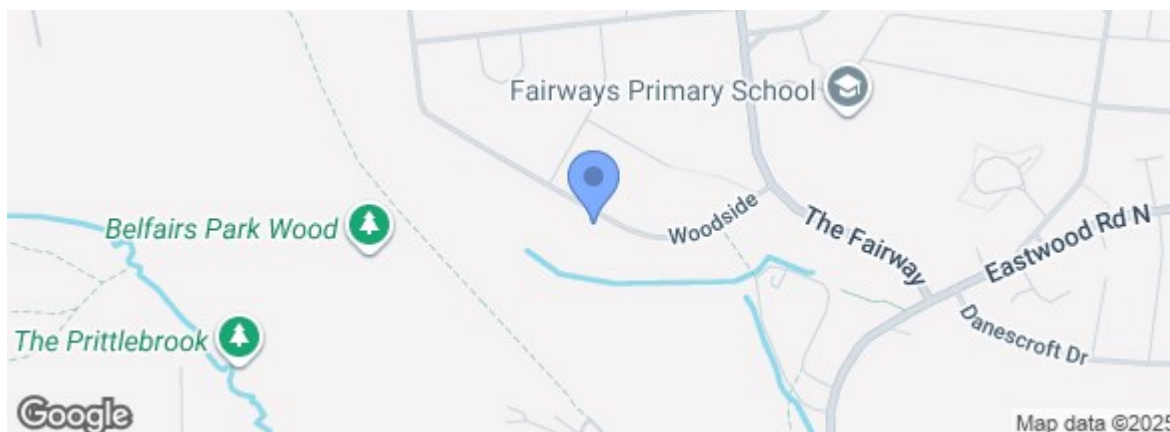
21'3" x 16'0" (6.48 x 4.90)

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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