



Benfleet Road, Hadleigh, Essex, SS7 1QG

Executive 6 bed detached house / Offers In Excess of £2,750,000 / t. 01702 555888







Presenting a rare opportunity to acquire a truly magnificent executive residence, this **6-bedroom, 5-bathroom** detached home offers over 7,000 square feet of luxurious living space. Situated on a plot of approximately 3 acres along one of Essex's most prestigious road, this property seamlessly combines privacy, space, and elegance.

From the moment you arrive, the extensive gated frontage and triple garage set the tone for what lies beyond. The property welcomes you into a vast reception hall that leads to generously sized reception rooms, each boasting bespoke finishes and ample natural light. Whether you require a formal lounge, a family room, or a home office, this home offers unparalleled flexibility to meet all your needs.

The heart of the home is undoubtedly the expansive kitchen, designed with both functionality and style in mind. High-end appliances, ample storage, and a central island make this space ideal for both entertaining and everyday living.

The property's leisure facilities are second to none. The swimming pool complex, featuring a 32-degree heated pool, is perfect for year-round enjoyment. The south-backing gardens are a haven for outdoor enthusiasts, complete with a bar, tennis court, and direct access to a Hadleigh country park. These features make the home ideal for both relaxation and active lifestyles.

The master suite is a sanctuary in its own right, featuring a Jacuzzi, dressing room, and a luxurious steam shower room. The south-facing balconies provide stunning views over the beautifully landscaped gardens, filling the space with an abundance of natural light. The additional five bedrooms are all generously proportioned, all offering en-suite facilities, ensuring comfort and privacy for family members and guests alike.

Entertainment is at the forefront of this property's design. The bespoke cinema room provides a state-of-the-art viewing experience that will delight film enthusiasts of all ages. Additionally, the extensive grounds offer endless possibilities for hosting gatherings or enjoying quiet moments of solitude amidst the lush surroundings.

The home falls within the sought-after King John School catchment area, making it an excellent choice for families. Its location on one of Hadleigh's premier roads provides both exclusivity and convenience, with local amenities, transport links, and renowned schools just a short distance away.

This exceptional property truly stands out for its meticulous attention to detail, stunning features, and enviable location. Whether you are searching for a family home, a luxurious retreat, or a versatile space to accommodate all your lifestyle needs, this residence offers it all. Viewings are highly recommended to fully appreciate the breadth and quality of this outstanding home.

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First Floor Building 1



Floor 2 Building 1



Floor 1 Building 1



First Floor Building 2

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

7371 ft<sup>2</sup>  
685.1 m<sup>2</sup>

## Balconies and terraces

392 ft<sup>2</sup>  
36.4 m<sup>2</sup>

## Reduced headroom

45 ft<sup>2</sup>  
4.2 m<sup>2</sup>

(1) Excluding balconies and terraces

## Reduced headroom

..... Below 5 ft/1.5 m

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.

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## Highlights

- / Executive 6 Bedroom, 5 Bathroom Detached Residence
- / Circa 3 Acre Plot With Direct Access To Country Park
- / Approximately 7000 Square Feet Of Accommodation
- / Ample Reception Rooms
- / Stunning Fitted Kitchen
- / Cinema Room
- / Swimming Pool Complex With 32-Degree Pool
- / Beautiful Expansive South Facing Gardens
- / Bar & Tennis Court
- / Triple Garage & Extensive Frontage With Ample Parking
- / Stunning Master Suite With Dressing Room & Shower/Steam Room
- / South Facing Balconies Overlooking Gardens
- / One Of Essex's Most Prestigious Roads
- / King John Catchment
- / Easy Reach To Benfleet Station
- / Rare Opportunity
- / Grand Reception Hall Leading To Minstrel Galleried Landing
- / Versatile Layout
- / Viewings Advised

Solid wood entrance doors with double glazed windows adjacent opening to:

**Reception Hall 24' x 19' Plus Recess** \ A grand reception hall with tiled flooring, feature carpeted staircase with oak balustrades and glass inserts leading to galleried landing, two radiators, power points, coats cupboard, alarm keypad, large understairs storage cupboard access via either side, smooth plastered ceiling with inset spotlights, doors to accommodation off.

**Lounge 27'11 x 15'10** \ Upvc double glazed Georgian style windows to side, Karndean flooring, three radiators, smooth plastered and coved ceiling with inset spotlights, T.V point, power points, feature fireplace with granite hearth and surround housing log burner, wall light points, range of bi-folding doors with opening panels to rear elevation leading to garden.

**Dining Room/Pool Room 16'2 x 13'11** \ Upvc double glazed Georgian style windows to front, Karndean flooring, two radiators, power points, smooth plastered and coved ceiling with inset spotlights, T.V point, integrated speaker system.

**Kitchen/Breakfast Room 23'7 x 22'4** \ A beautifully appointed and bespoke fitted kitchen comprising one and a half bowl sink with moulded drainer and Zip water hands free hydro tap with instant boiled and chilled water inset into range of Corian worktop forming breakfast bar facility for 12 diners with high gloss cupboards and drawers beneath, two integrated Gaggenau fridge/freezers, integrated Gaggenau coffee making machine, integrated Gaggenau combi microwave oven and further integrated Gaggenau oven adjacent, integrated dishwasher, integrated Gaggenau induction hob with central gas burner and two downdraft ventilation extractors, smooth plastered ceiling with inset spotlights, tiled flooring, power points, range of bi-folding doors with opening panels to rear elevation leading to garden, T.V point, doors to and from reception hall and door leading to:

**Snug 21'11 x 16'1** \ Karndean flooring, radiator, power points, smooth plastered and coved ceiling with inset spotlights, wall light points, feature granite fireplace housing electric fire, range of bi-folding doors with opening panels to rear elevation leading to garden, door leading to inner lobby.

**Cinema Room 18'3 x 15'3** \ A fully equipped sound proofed cinema room with fitted carpet, upvc double glazed Georgian style windows to front with black out blinds, smooth plastered and coved ceiling, LED lighting, power points, projector and screen.

**Ground Floor W.C** \ Modern two piece suite comprising push button w.c, vanity wash basin with chrome mixer tap, storage below and tiled splashback,





tiled flooring, radiator, vanity cupboard, upvc obscure double glazed Georgian style window to front, smooth plastered ceiling with inset spotlights.

**Inner Lobby** \ Tiled flooring, smooth plastered ceiling with inset spotlights, radiator, skylight, doors leading to utility room, garage and swimming pool.

**Utility Room 9'10 x 7'10** \ Stainless steel sink and drainer unit inset into range of roll edge worktops with high gloss cupboards and drawers beneath and matching eye level units, integrated double oven, space and plumbing for washing machine, space and plumbing for dishwasher, space for tumble dryer, tiled splashbacks, power points, tiled flooring, smooth plastered ceiling with inset spotlights, skylight, upvc double glazed door leading to courtyard.

**Swimming Pool Complex 40'2 x 29'11** \ A beautiful feature of the property is this large swimming pool complex with 32 degree swimming pool measuring approximately 30ft x 15ft, with electric cover, no slip flooring with integrated drainage points, ample bi-folding doors to the rear and side elevations providing fantastic outlook and access to gardens, wood panelling to ceilings, with inset remote controlled Velux windows, power points, radiators, integrated speaker system, inset spotlights, door leading to pump room, shower room and w.c.

**Changing/Shower Room** \ Shower cubicle with shower over and mosaic tiled surround, heated towel radiator, mosaic tiled flooring, extractor, smooth plastered ceiling with inset spotlights.

**Separate W.C** \ Two piece suite comprising push button w.c, wash basin with chrome mixer tap, mosaic tiled flooring, upvc obscure double glazed window to rear, smooth plastered ceiling with inset spotlights, heated towel radiator.

**Pump Room** \ Housing pump and controls for swimming pool.

**Landing 27'3 x 23'10** \ A beautiful minstrel galleried landing laid to fitted carpet, upvc double glazed Georgian style windows to front, three radiators, smooth plastered and coved ceiling with inset spotlights, integrated speaker system, power points, thermostat control, storage cupboard, further airing cupboard with shelving, carpeted staircase with oak balustrade and glass inserts leading to second floor, doors to accommodation off.

**Master Bedroom 21'9 x 18'5** \ Stunning master suite with b-folding doors with opening panels leading to south facing balcony with attractive outlook over gardens, fitted carpet, two radiators, power points, T.V point, projector with remote control screen, integrated speaker system, smooth plastered and coved ceiling with inset spotlights, internet point, two air conditioning units, Jacuzzi bath inset into Quartz effect tiles, door leading to:





**Dressing Room 18'7 x 15'11 Max** \ A bespoke fitted dressing room with numerous fitted wardrobes and dresser unit, smooth plastered and coved ceiling with inset spotlights, fitted carpet, power points, radiator, b-folding doors with opening panels leading to balcony, door leading to:

**En-Suite Shower/Steam Room 12'8 x 7'8** \ A fantastic en-suite featuring a large enclosed Teuco steam/shower unit with drench style showerhead above and separate handheld attachment, his and hers Duravit basins with mixer taps and storage below, push button w.c, smooth plastered ceiling with inset spotlights, shaver point, extractor, heated towel radiator, upvc obscure double glazed window to side.

**Bedroom Two 24'4 Reducing To 17' x 16'1** \ Fitted carpet, smooth plastered and coved ceiling with inset spotlights, integrated speaker system, power points, internet point, T.V point, radiator, fitted wardrobes and overhead units, bi-folding doors with opening panels leading to south facing balcony, door leading to:

**Jack & Jill En-Suite 10'9 x 10'6** \ Four piece suite comprising panelled bath with chrome controls, wall hung vanity wash basin with chrome mixer tap and storage below, large shower cubicle with drench style showerhead above and separate attachment, push button w.c, tiled floor and walls, extractor, smooth plastered ceiling with inset spotlights, upvc obscure double glazed window to side, heated towel radiator, door leading to:

**Bedroom Three 15'11 x 13'11** \ Upvc double glazed Georgian style windows to front, fitted carpet, power points, two radiators, T.V point, fitted wardrobes with overhead storage, integrated speaker system, smooth plastered and coved ceiling with inset spotlights.

**Bedroom Four 15'11 x 9'11 Widening To 14'2** \ Upvc double glazed Georgian style windows to front, fitted carpet, power points, radiator, smooth plastered and coved ceiling with inset spotlights, integrated speaker system, T.V point, fitted wardrobes, door to:

**En-Suite Shower Room 11'3 x 3'8** \ Three piece suite comprising large shower cubicle with drench style showerhead above and separate handheld attachment, vanity wash basin with storage below, push button w.c, heated towel radiator, tiled walls and flooring, upvc obscure double glazed window to side, smooth plastered ceiling with inset spotlights, extractor.

**Balcony** \ A lovely south facing balcony to the entire rear elevation providing lovely outlook over gardens.

**Second Floor Landing 15'10 x 7'2** \ Fitted carpet, smooth plastered and coved ceiling with inset spotlights, wall light points, power points, doors leading to bedroom five and six.

**Bedroom Five 17' Max x 11'8** \ Karndean flooring, radiator, power points, integrated speaker system, smooth plastered and coved ceiling with inset spotlights, T.V point, bi-folding doors with opening panels leading to balcony, walk in wardrobe, door to:

**Jack & Jill En-Suite 8'2 x 5'11** \ Three piece suite comprising large shower cubicle with shower over, push button w.c, vanity wash basin with chrome mixer tap and storage below, heated towel radiator, tiled floor and walls, extractor, smooth plastered ceiling with inset spotlights, door to:

**Bedroom Six 17' x 11'6** \ Fitted carpet, radiator, power points, integrated speaker system, smooth plastered and coved ceiling with inset spotlights, T.V point, bi-folding doors with opening panels leading to balcony, walk in wardrobe with eaves storage.

**Balcony** \ A lovely south facing balcony to the entire rear elevation providing lovely outlook over gardens.

**Rear Garden** \ Sitting on approximately 3 acres of land, the generous plot provides beautiful, well-tended south backing gardens. Commencing with large expanse of patio expanding the full width of the property providing excellent outside entertaining facility, steps leading down to extensive and well maintained lawn area, having an abundance of established shrubs, trees and plants, further circular patio, large summerhouse currently used as bar, access to tennis court. Towards the rear of the formal gardens there is an enclosed area with vegetable patch and adjacent storage area. Beyond the tennis courts is an extensive lawned and wooded area, with established mature trees and direct access to Hadleigh Country Park.

**Tennis Court** \ Hard surface tennis court with boundary and lighting.

**Triple Garage 30' x 18'10** \ Electric remote controlled doors to front, access to inner lobby, power and light, storage cupboard

**Front Garden** \ Extensive block paved driveway with turning area, parking for numerous vehicles. Neat lawned areas with block paved edging. Established flower borders with variety of shrubs, plants etc. Retaining brick wall to front with secure electric gated access.





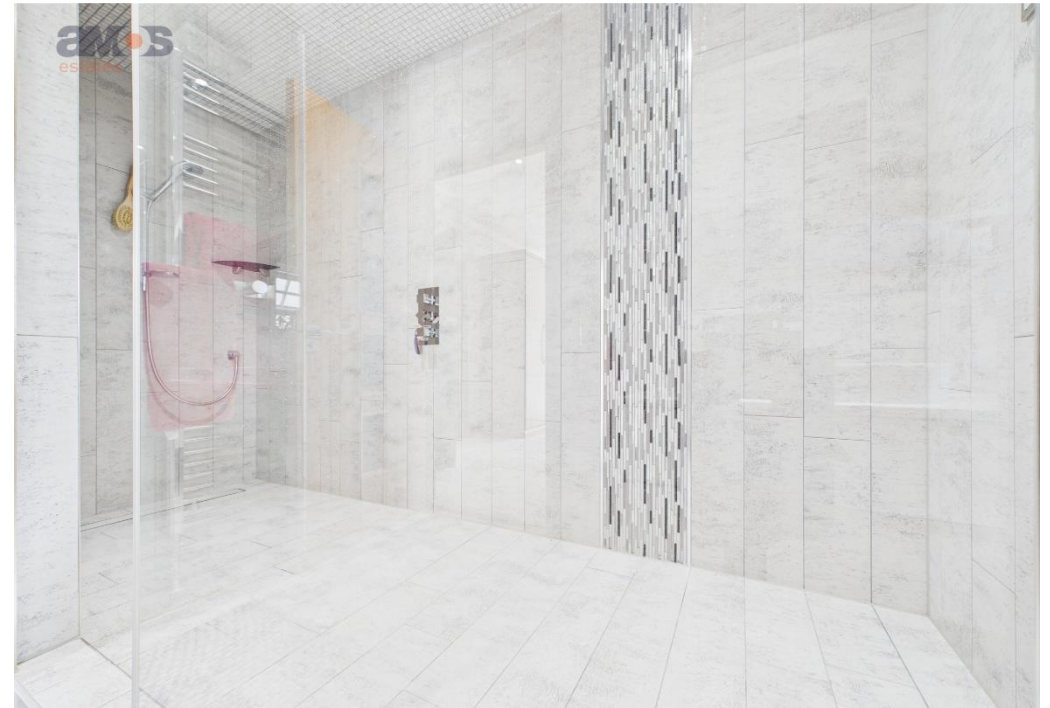
























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