



35 London Hill
Rayleigh, Essex SS6 7HW
£1,400,000

- Minutes Walk To High Street & Station
- 1.25 Acres
- Private Gated Location
- 4 Double Bedrooms
- 2 Bathrooms
- Quality Fitted Kitchen/Family Room
- 49' Pool Complex
- Detached Double Garage
- 3 Large Reception Rooms
- Spacious Reception Hall



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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	76

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	38



******* UNIQUE AND PRIVATE LOCATION SET WITHIN 1.25 ACRES BEING CLOSE TO RAYLEIGH MARKET TOWN & STATION, *******

This property offers in excess of 4000 sqft of accommodation including 4 double bedrooms, two bathrooms, 3 reception rooms, 49' pool complex, spacious kitchen/family room & utility, cloakroom

Situated in an elevated position between Rayleigh High Street & Station, with delightful views, and being approached by a private gated entrance with a long sweeping drive leading to the double garage and the secluded grounds of 1.5 acres

Vendor recommendation; Planning permission in place for swimming pool conversion to separate accommodation/ annex.

ACCOMMODATION

Feature door with glazed bevel glass insets

RECEPTION HALL

Lead lite windows to front & side elevations, Oak wood flooring, Stairs to first floor with cupboard below, radiator behind decorative cover, coving, spot lighting, power points,

CLOAKROOM

Lead lite window to front, white suite comprising low level wc, wash hand basin, tiled flooring, spot lighting, heated towel rail,

LOUNGE 25' x 23'7 (7.62m x 7.19m)

Double glazed lead lite bay window to rear with further French doors & windows to side, recessed bar area, feature brick built fireplace, wall lights, coving, radiator, power & TV points,

SITTING ROOM 17' x 15'1 (5.18m x 4.60m)

Lead lite double glazed bay window to rear & side elevations with further door to patio area, brick built fireplace with raised hearth, radiator, power points,

DINING ROOM 16'1 x 12'5 (4.90m x 3.78m)

Full width lead lite double glazed windows & doors to the rear elevation, Oak wood flooring, brick built fireplace, radiator, power points,

KITCHEN/FAMILY ROOM 22' x 18'9 (6.71m x 5.72m)

Lead light bay window overlooking the front, further roof light windows, quality French style Oak units to eye & base level units with matching central island, granite work tops incorporating stainless steel sink unit, range style cooker with extractor canopy, worktop lighting, American style fridge freezer, integrated dishwasher, tiled floor, splash back tiling, feature inglenook fireplace with wood burning stove, radiator behind decorative cover, power points,

UTILITY ROOM 8'2 x 7'8 (2.49m x 2.34m)

Lead light double glazed window to front, fitted eye level & base level units complimenting the kitchen, worktops, stainless steel sink drainer, plumbing for washing machine, tiled floor, power points,

BOOT ROOM/SIDE LOBBY

door to rear, fitted white eye level & base level units, worktops, tiled walls & floor, radiator, coving, power points, door to pool complex,

POOL ROOM 49' x 23'9 (14.94m x 7.24m)

Comprising of a 33' x 16'5 (8' maximum deep) inset pool with lighting, tiles surround, vaulted ceiling with multi colored lighting, three sets of UPVC double glazed French doors & side windows, filtration & heating system,

CHANGING ROOM/WC

White suite comprising low level wc, wash hand basin, shower area, tiled floor & walls

OUTSIDE 1 1/2 acres (0.30m 0.30m/0.61m acres)

The property is set with a secluded plot of around 1.25 acres, approached by a private gated entrance with a sweeping drive providing extensive parking and access to the garage,

The plot is secluded with established shrubs & trees, extensive lawn area's, decked patio & gazebo ornamental ponds and a larger natural pond to the rear,

SUMMER HOUSE/GAMES ROOM 20' X 16' with under cover veranda, spot lighting, power points, laminate flooring

DOUBLE GARAGE

Two up and over doors to front, lighting & power points,

AGENTS NOTES & 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,