



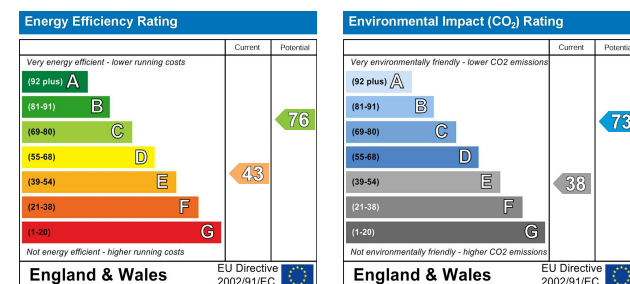
**35 London Hill
Rayleigh, Essex SS6 7HW
£1,350,000**

- 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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UNIQUE & PRIVATE RESIDENCE ON 1.25 ACRES – WALKING DISTANCE TO RAYLEIGH STATION & HIGH STREET

This exceptional property offers a rare opportunity to own a substantial and secluded home of over 4,000 square feet, set within approximately 1.25 acres of mature and private grounds. Located in an elevated position between Rayleigh High Street and the mainline station, it enjoys both tranquillity and convenience, with delightful far-reaching views and excellent access to local amenities.

The accommodation comprises four generously sized double bedrooms and two well-appointed bathrooms, making it ideal for family living. There are three spacious reception rooms, perfect for entertaining or relaxing, along with a large kitchen/family room, separate utility room, and a ground floor cloakroom. A particular highlight of the home is the impressive 49-foot indoor swimming pool complex, which adds a luxurious and versatile feature to the property.

The house is approached via a private gated entrance, leading to a long sweeping driveway and a detached double garage. The surrounding grounds are both secluded and extensive, offering a peaceful, countryside feel within easy reach of the town.

The current vendor notes that planning permission has been granted to convert the swimming pool complex into a separate annex, offering exciting potential for multi-generational living or independent accommodation.

This unique home combines privacy, space, and convenience in a rarely available setting—early viewing is highly recommended.

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 w/c, 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.