



35 London Hill, Rayleigh, Essex, SS6 7HW

Four Bedroom Detached Character Family Home /

Guide Price: £1,400,000 - £1,450,000 / Tel: 01702 207720





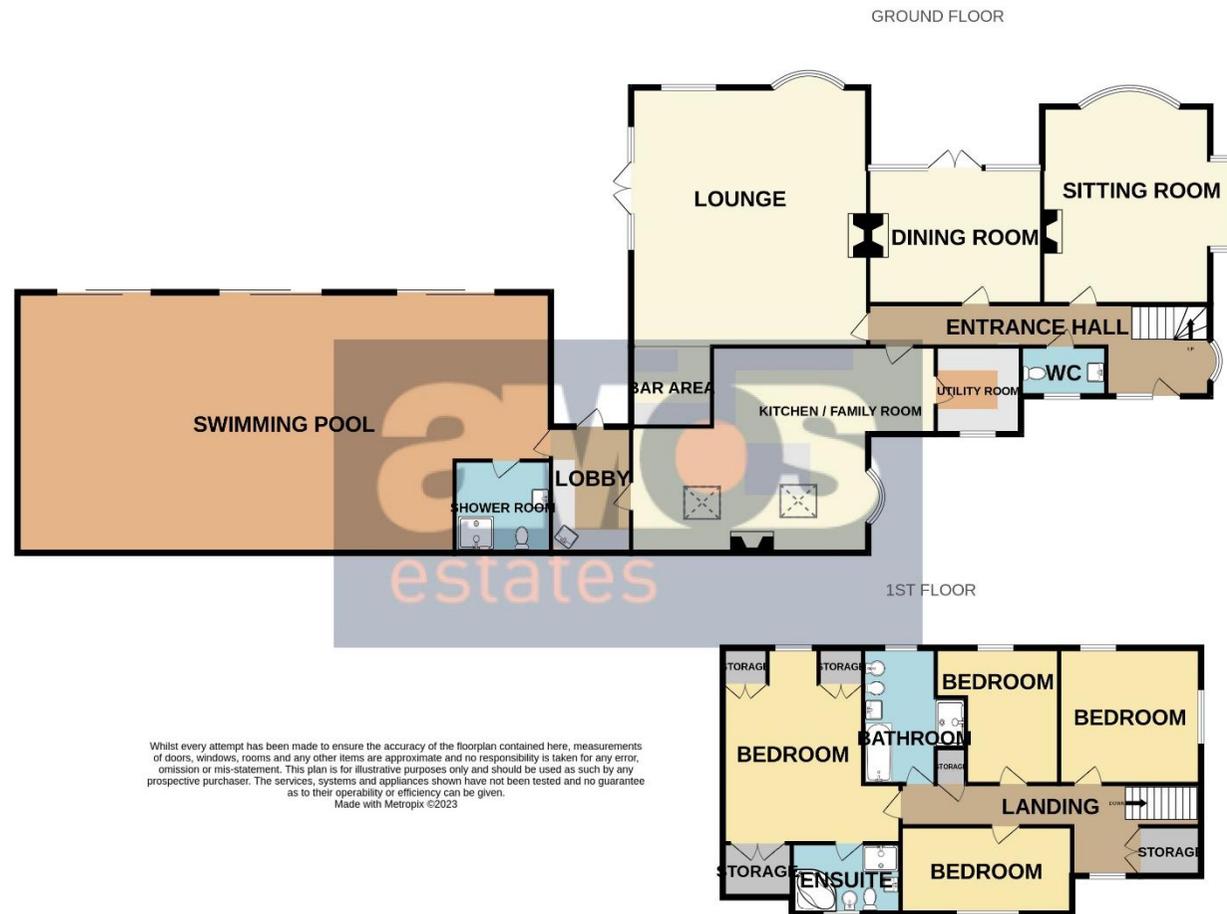
A real hidden gem! An outstanding **detached character family home** is situated on 1.20 acres of land with extensive external space and over 4000 square feet of internal accommodation, and the added benefit of having planning permission granted by the current vendors for a swimming pool conversion to separate accommodation/annexe to further enhance the living space. This impressive home offers spacious living and high quality fixtures and fittings throughout from the private gated entrance, internal heated swimming pool, solid oak kitchen with granite work surfaces, five piece suite bathroom, multiple reception rooms, four double bedrooms and an en-suite to the master.

This property also benefits from ample off-street parking, a detached double garage, and an enormous beautiful rear garden with views of Rayleigh Windmill. Situated in a secluded location with plenty of privacy, this wonderful property offers an abundance of fantastic local amenities including High Street for a huge variety of shops, cafes and restaurants, Rayleigh Mount for scenic walks all year round, Rayleigh Train Station with direct links to London, and is in catchment to Edward Francis Primary School and The FitzWimarc School, both highly sought after schools in the area.

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## Highlights

- / Vendors Note: Development Potential:  
Application Reference: 19/01059/FUL  
Alteration and conversion of existing swimming pool building to form a detached dwelling house. Demolish existing shed, widen and alter existing vehicular access, erect retaining wall and new/alter driveway - Application Permitted  
Application Reference: 22/00719/FUL  
Variation of conditions No. 2 (Approved Plans) ,No. 9 (Vehicular Access) and No.13 (Parking Spaces) for planning permission 19/01059/FUL dated 18/03/2020 - Application Permitted
- / Substantial 1.20 Acre Plot
- / Excellent Development Opportunity
- / Stunning Kitchen/Family Room with Additional Utility Room
- / Indoor Heated Swimming Pool with Shower Room
- / Detached Double Garage
- / Private And Secluded, with Own Gated Entrance
- / Four Double Bedrooms, With En-Suite to Bedroom One
- / Impressive Large Entrance Hall
- / Multiple Reception Rooms
- / Short Walk From Excellent Local Facilities, Rayleigh High Street and Station



### Entrance Hall /

Entrance door into hallway comprising lead light windows to front and side, coved cornicing to ceiling with feature pendant lighting and fitted spotlights, stairs leading to first floor landing, radiator, oak wood flooring, doors to:

### Lounge /

25'0 x 23'7

Double glazed lead light window and bay window to rear, double glazed lead light French doors to side with glass panes either side leading to rear garden, wall mounted lighting, radiator, feature brick built fireplace, built in bar area, TV and power points, carpeted flooring, coved cornice to textured plastered ceiling with pendant lighting,

### Sitting Room /

17'0 x 15'1

Double glazed lead light bay windows to rear and side, double glazed door to side leading to rear garden, picture rail, two radiators, feature brick built fireplace, carpeted flooring, TV and power points, coved cornice to smooth plastered ceiling with pendant lighting,

### Dining Room /

16'1 x 12'5

Double glazed lead light French doors to rear leading to rear garden, double glazed lead light windows to rear, coved cornicing to smooth ceiling with pendant lighting, brick built fireplace, radiator, oak wood flooring, power points, coved cornice to smooth plastered ceiling with pendant lighting,

### Downstairs W/C /

Two piece suite comprising wall mounted wash hand basin, low level w/c, lead light window to front, smooth plastered ceiling with fitted spotlights, heated towel rail, tiled flooring.





## Kitchen/Family Room /

22'0 x 18'9

Range of high quality oak wall and base level units with island centred and granite work surfaces above incorporating double inset stainless steel sink, space for range style cooker with inset extractor unit over, space for American style fridge freezer, integrated dishwasher, lead light bay window to side, two double glazed sky lights, feature fireplace with inset log burner and wooden mantle, radiator, tiled flooring, coved cornice to smooth plastered ceiling with fitted spotlights, door to:

## Utility Room /

8'2 x 7'8

Range of wall and base level units with granite work surfaces above incorporating stainless steel sink and drainer unit, space and plumbing for washing machine and tumble dryer, double glazed lead light window to front, smooth plastered ceiling with ceiling lighting, tiled flooring.

## Lobby /

Double glazed door to rear leading to rear garden, coved cornice to ceiling with ceiling lighting, radiator, wall and base level units with work surfaces above, tiled walls, tiled flooring, door to:

## Swimming Pool Room /

49'0 x 23'9

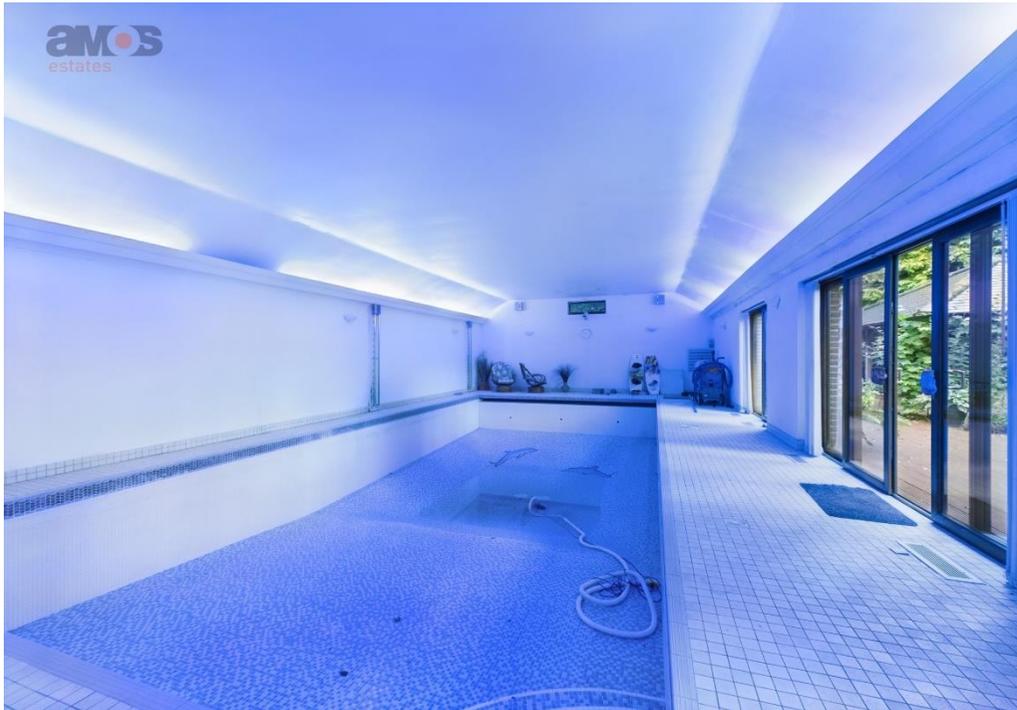
Double glazed patio doors to rear leading to rear garden, double glazed window to side, smooth vaulted ceiling with feature coving LED multi coloured lighting, wall mounted lighting, inset 33' x 16'5 swimming pool with built in underwater lighting, filtration and heating system, tiled flooring surrounding.

## Shower Room /

Three piece suite comprising of shower cubicle with shower attachment over, wash hand basin, low level w/c, smooth plastered ceiling with ceiling lighting, tiled walls, tiled flooring.







### **First Floor Landing /**

Double glazed window to front, smooth plastered ceiling with fitted spotlights and pendant lighting, wall mounted lighting, built in airing cupboard, eaves storage, carpeted flooring, doors to:

### **Bedroom One /**

**17'10 x 14'5**

Double glazed window to rear and side, wall mounted lighting, range of three built in wardrobes, radiator, carpeted flooring, power points, coved cornicing to smooth ceiling with fitted spotlights and ceiling fan, door to:

### **En-Suite /**

Four piece suite comprising inset Jacuzzi style bath, walk in corner shower cubicle with shower attachment over, wash hand basin, low level w/c and bidet, double glazed obscure windows to front, smooth ceiling with ceiling light, tiled walls, radiator, laminate flooring.

### **Bedroom Two /**

**11'9 x 10'6**

Double glazed window to side and rear, plastered ceiling light, loft access, eaves storage, radiator, partially carpeted flooring and partially laminate flooring, power points.

### **Bedroom Three /**

**14'6 x 10'2**

Double glazed window to front, radiator, carpeted flooring, power points, smooth plastered ceiling with fitted spotlights and ceiling fan.

### **Bedroom Four /**

**13'6 x 9'7**

Double glazed window to side, built in wardrobes, radiator, carpeted flooring, power points, smooth plastered ceiling with pendant lighting.



## Family Bathroom /

Five piece suite comprising panelled bath, shower cubicle with shower attachment over, pedestal wash hand basin, low level w/c, bidet, double glazed obscure window to side, smooth ceiling with ceiling lighting, tiled walls, radiator, oak wood flooring.

## Exterior /

This property is situated on approximately 1.25 acres of land.

## Rear Garden /

Decked seating area with gazebo leading to extensive laid to lawn area with beautiful mature tree and shrub borders, ornamental pond with further natural pond to rear, access to front garden, access to summer house/games room.

## Summer House/Games Room /

20'0 x 16'0

Smooth ceiling with fitted spotlights, power and lighting, laminate flooring, external veranda.

## Front Garden /

Private gated entrance to property comprising ample off street parking for multiple vehicles, access to rear garden, access to double garage, block paved driveway leading to front entrance door, mature shrub borders.

## Detached Double Garage /

Two up and over doors to front, power and lighting.

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