

**SCOTT &  
STAPLETON**

**BRAMBLE CRESCENT**  
Benfleet, SS7 2UZ  
**£3,500,000**





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Scott & Stapleton are privileged with instructions to offer for sale Wittering Court, Bramble Crescent, Daws Heath.

This magnificent property was constructed just 11 years ago to the vendors exacting standards and is an extremely large and impressive detached family home occupying an amazing plot of approx. 10 acres of private woodland.

Accommodation over 3 storeys of approx. 6,000 sq ft includes a magnificent entrance hall with oak staircase & galleried landing, 3 reception rooms, 400 sq ft kitchen/breakfast room plus 6 huge double

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Accommodation over 3 storeys of approx. 6,000 sq ft includes a magnificent entrance hall with oak staircase & galleried landing, 3 reception rooms, 400 sq ft kitchen/breakfast room plus 6 huge double bedrooms & 5 bathrooms.

A wonderful approach with a 400 ft private shingled driveway. Within the plot are various outbuildings and a former tennis court, there are also an abundance of specimen trees & shrubs making the property completely secluded and screened from neighbours or passersby.

Tranquil and private location yet still within a few minutes drive of Hadleigh town centre, local schools, shops & transport links.

A truly unique opportunity, having not been on the market for over 60 years a chance to purchase a stunning, landmark home in a highly sought after location. Offered with no onward chain, an early internal inspection is strongly advised.



## Accommodation comprises

Solid oak double doors with glazed insets leading to:

### Entrance hall

6.20m x 5.92m (20'4 x 19'5)

Impressive entrance with bespoke oak central staircase. Tiled floor with underfloor heating, 2 double glazed windows to front.

### Ground floor cloakroom

2.59m x 1.09m (8'6 x 3'7)

Obscure double glazed window to rear. Low level WC, wash hand basin, heated towel rail, tiled floor with underfloor heating.

### Lounge

7.19m x 5.72m increasing to 7.52m (23'7 x 18'9 increasing to 24'8)

Fabulous double aspect room with double glazed window to rear, large double glazed bay window to side & double glazed french doors on to garden. Feature marble fireplace with wood burner & Balmoral red granite hearth.

### Dining room

5.79m x 4.88m (19' x 16')

Double glazed bay window to front, double glazed french doors on to garden. Feature Portuguese limestone fireplace with gas fire.

### Kitchen/breakfast room

6.83m x 5.51m (22'5 x 18'1)

Double glazed bay window to front, further double glazed window to side. Vast range of fitted base & eye level units with matching island & dresser unit, integrated electric ovens, gas hob, extractor fan, fridge/freezer & dishwasher, worktop with matching upstand and stainless steel sink unit, tiled floor with underfloor heating. Door to utility room/boot room.

### Utility/boot room

3.18m x 1.85m increasing to 3.10m (10'5 x 6'1 increasing to 10'2)

Half double glazed door on to garden, double glazed window to side. Range of base level units with spaces for washing machine & tumble dryer, worktop with ceramic sink unit, tiled floor with underfloor heating.

### Ground floor bedroom

5.51m x 3.71m (18'1 x 12'2)

Double glazed window to rear. Underfloor heating, door to en suite.

### En suite

3.10m x 1.52m (10'2 x 5')

Suite comprising of double shower cubicle, low level WC & wash hand basin. Heated towel rail.

### Inner hallway

3.86m x 2.84m (12'8 x 9'4)

Half double glazed door on to garden, double glazed window to rear. Stairs to first floor with understairs storage cupboard, further fitted cupboards housing electricity fuseboards & underfloor heating manifold.

### Galleried landing

5.92m x 4.57m (19'5 x 15')

Fabulous galleried landing, atrium, 2 radiators. Oak doors to all rooms.

### Airing cupboard

1.63m x 1.42m (5'4 x 4'8)

Double glazed window to front. radiator.

### Bedroom 1

7.16m x 5.51m increasing to 7.54m (23'6 x 18'1 increasing to 24'9)

Double aspect room with double glazed oriel bay window to rear, window to side & further large double glazed bay window to side, Large walk in wardrobe, 2 radiators.

### En suite

2.82m x 2.77m (9'3 x 9'1)

Obscure double glazed window to side. Suite comprising of panelled bath, double shower cubicle, low level WC & wash hand basin. Heated towel rail.

### Bedroom 2

5.69m x 4.88m (18'8 x 16')

Double glazed oriel bay window to front, further double glazed window to side. Built in wardrobes & dressing table, radiator.

### En suite

4.11m x 2.84m max (13'6 x 9'4 max)

2 double glazed windows to front. Suite comprising of panelled bath, double shower cubicle, low level WC & wash hand basin. Heated towel rail.

### Bedroom 3

5.51m x 4.11m increasing to 5.64m (18'1 x 13'6 increasing to 18'6)

Double glazed oriel bay window to rear. Built in wardrobes, radiator.

### En suite

3.12m x 1.14m (10'3 x 3'9)

Obscure double glazed window to side. Suite comprising of double shower cubicle, low level WC & wash hand basin. Heated towel rail.

### Bedroom 4

5.54m x 5.33m increasing to 6.45m (18'2 x 17'6 increasing to 21'2)

Double glazed oriel bay window to front. Built in wardrobes, radiator.

### En suite

3.12m x 1.32m (10'3 x 4'4)

Obscure double glazed window to side. Suite comprising of double shower cubicle, low level WC & wash hand basin. Heated towel rail.

### Inner hallway

2.97m x 2.82m (9'9 x 9'3)

Double glazed window to rear. Stairs to second floor. Fitted cupboards, radiator.

### Second floor landing

5.05m reducing to 2.29m x 4.04m (16'7 reducing to 7'6 x 13'3)

L shaped room with access to atrium, radiator.

### Cloakroom

3.35m x 0.97m (11' x 3'2)

Suite comprising of low level WC & wash hand basin, heated towel rail.

### Boiler room

3.05m x 2.29m (10' x 7'6)

2 Ideal boilers (not tested), hot water tank.

### Bedroom 5

13.82m x 3.76m (45'4 x 12'4)

Double glazed windows to front & rear. 2 radiators.

### Bedroom 6

13.82m x 3.86m increasing to 6.60m (45'4 x 12'8 increasing to 21'8)

Huge room with double glazed windows to front, side & rear. 2 radiators.

### Externally

Secluded plot of approx. 10 acres (stls).

Mostly mature woodland with former kitchen garden, pond & lawn area's.

Outbuildings including original double garage/cart lodge, timber summerhouse, tennis court.

The property is approached via gates to large shingled driveway of approx. 400'

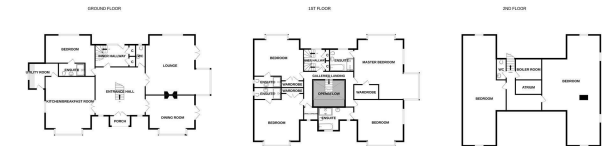
### N.B

There is a public footpath/right of way just within the southerly boundary.

The property is not listed.

No trees have any TPO's.

The property is serviced by LPG gas & septic tank, all other services are mains connected.



While every effort has been made to ensure the accuracy of the floorplan, the floorplan is not a guarantee of the actual layout of the property. The floorplan is for information only and is not intended to be used as a legal document. The floorplan is not a guarantee of the actual layout of the property. The floorplan is for information only and is not intended to be used as a legal document.

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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	