



Seymour Road Rainham, ME8 8PY

Price Guide £900,000 - £925,000. Nestled in a serene and private development, this stunning barn conversion is a rare find, offering the perfect blend of rustic charm and contemporary comfort. From the moment you step through the entrance, you're greeted with striking original oak features that exude character and warmth. The heart of the home is the expansive 25ft lounge, where a beautiful woodburner adds a cozy ambiance, perfect for family gatherings or quiet evenings in.

The kitchen/breakfast room is thoughtfully designed with functionality and style in mind, featuring ample space for culinary creativity. Adjacent to the lounge/diner is the breathtaking garden room, a bright and tranquil space ideal for enjoying morning coffee or entertaining guests while soaking in views of the lush garden. The elegant gallery landing overlooks the living spaces, adding an open, airy feel that enhances the home's unique design.

With four double bedrooms, this home ensures comfort and privacy for every family member or guest. The primary suite offers a sanctuary of its own, complete with a luxurious en-suite, a spacious walk-in wardrobe, and tranquil views of the garden. The additional bedrooms are equally impressive, with one currently doubling as a playroom, showcasing the home's flexibility to suit your lifestyle needs.

The exterior is equally captivating. The property is surrounded by mature landscaping, including a variety of cherry and blossom trees that create a picturesque and private haven. The gated gravel driveway leads to a substantial double garage, which includes a second-level office or hobby space, offering the ultimate work-from-home setup.

Located within easy reach of local amenities, including the train station and Leigh Academy school, this home combines countryside tranquility with convenience. Whether you're looking for a peaceful retreat or a vibrant family hub, this property has it all—a forever home waiting to welcome its new owners.

£900,000

Seymour Road

Rainham, ME8 8PY



- Stunning Barn Conversion
- Lovely Garden/Sun Room
- Double Garage & Room
- Character Features Throughout
- Bath Rm, Shower Rm & En-Suite
- Council Tax - F
- Approx. 0.34 Acre Plot
- Beautiful Rear Garden
- EPC - C

Entrance Hallway

13'2 x 12'5 (4.01m x 3.78m)

Lounge

25'8 x 13'9 (7.82m x 4.19m)

Dining Room

13'4 x 10'9 (4.06m x 3.28m)

Play Room/Bedroom 4

13'4 x 9'11 (4.06m x 3.02m)

Garden Room

15'2 x 10'0 (4.62m x 3.05m)

Kitchen/Breakfast Room

13'2 x 13'0 (4.01m x 3.96m)

Shower Room

Gallery Landing

approx 15'4 x 15'2 (approx 4.67m x 4.62m)

Bedroom 1

15'3 max x 13'2 (4.65m max x 4.01m)

En-Suite

10'5 x 5'7 (3.18m x 1.70m)

Walk In Wardrobe

7'1 x 5'8 (2.16m x 1.73m)

Bedroom 2

14'4 x 10'4 (4.37m x 3.15m)

Walk In Wardrobe

6'8 x 6'4 (2.03m x 1.93m)

Bedroom 3

12'4 x 8'9 (3.76m x 2.67m)

Bathroom

10'5 x 6'3 (3.18m x 1.91m)

Double Garage

22'1 x 18'5 (6.73m x 5.61m)

Garage Loft Room

22'5 x 18'6 (6.83m x 5.64m)

Access via stairs from garden

Front Garden

Rear Garden

Gated Gravel Driveway

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Directions

Station Rd, Rainham Head south-west on Station Rd/B2004 towards Rainham Shopping Centre Turn left onto High St/A2 Continue to follow A2 Turn left onto Seymour Rd



Floor Plan



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