



Rowlandson House Thorndon Approach
Herongate
Offers over £2,695,000

MEACOCK & JONES

Rowlandson House Thorndon Approach, Herongate, Essex, CM13 3PA

A very substantial, beautifully presented and superbly appointed 6,071 square foot family home situated in a private gated location overlooking Thorndon Golf Course on a third acre mature south westerly plot.

With attractive red-brick and rendered elevations with stone dressing, the house is accessed through a feature Victorian style portico porch canopy entrance. This opens to an impressive double height reception hall from which a staircase ascends to the first floor galleried landing. A stone fire place in the hall makes an attractive feature.

A bespoke fitted Armstrong Jordan kitchen comprises solid wood cabinetry, lined in walnut and finished in coloured tones, with contrasting featured areas of walnut. Miele appliances are anchored around a centrepiece substantial island with circular breakfast bar. Some of the appliances include an induction hob, integrated ovens, a microwave/oven, a steamer, a coffee machine, warming drawers, a beer/drinks/wine display cooler, larder fridge and dishwasher. The kitchen/breakfast room has been extended to incorporate a magnificent garden room with full-height glazing framing lovely views over the south westerly surrounding gardens and the golf course. The utility and boot room make excellent companions to the kitchen/dining/family, which has underfloor heating and is perfect for modern family living.

The drawing room and sitting room are of grand proportions with tall ceilings and are ideal for formal entertaining. This property has been fitted to a very high standard and has the benefit of Rako lighting controls. The study with bespoke fitted cabinetry seats two and would be ideal for those that work from home.

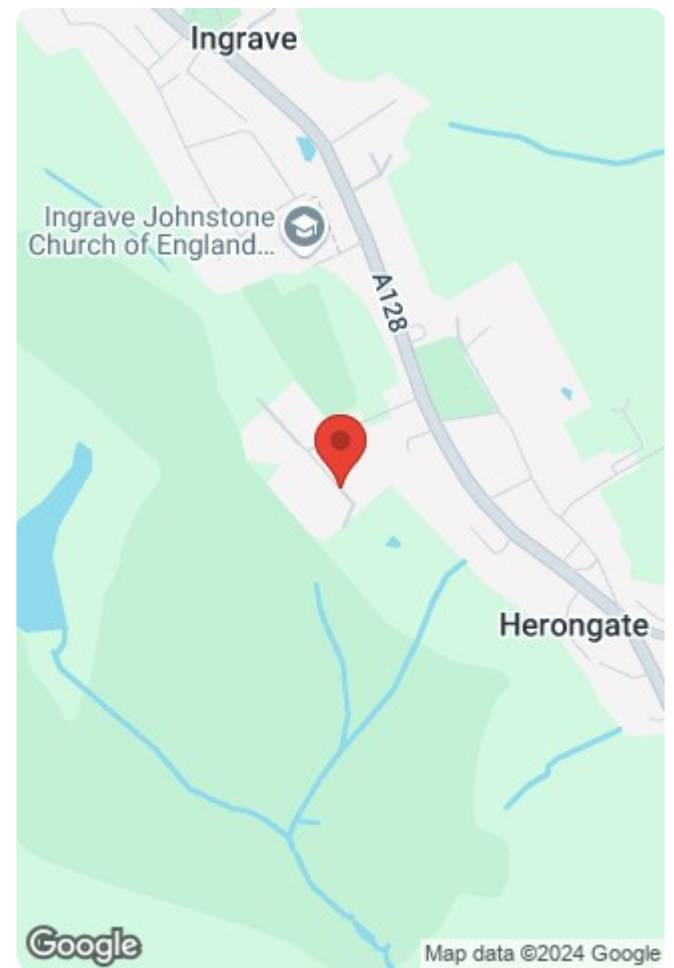
On the first floor level are four bright and spacious bedroom suites, all of which are served by en-suite bath/shower

rooms. The primary bedroom has a dressing room to offer extensive clothes storage and a luxuriously appointed en-suite bath/shower room. A Juliette style balcony overlooks the surrounding well tended south westerly grounds and Thorndon Golf course beyond.

The second floor comprises two very large bedrooms, in addition to a dressing room and en-suite shower room. Bedroom six is currently used as a games room and accommodates a full size snooker table, that can be available by separate negotiation.

Outside, the overall plot extends to 0.33 acre and as previously mentioned, has a south westerly elevation, so is in sunshine throughout virtually the entire day. Running along the entire rear elevation is a substantial porcelain garden sun terrace of a suitable size for large garden parties and summer barbecues, retained by a low level matching red brick wall. From here, steps descend to an expansive, well tended lawn, bordered on all boundaries by a mature array of shrubs, plants and trees that afford maximum privacy and seclusion. A screened area currently houses an outdoor jacuzzi.

To the front of the property is a substantial block-paved drive that provides spacious off street parking. There is a detached treble garage with an external staircase to a studio room and store over. This area would potentially make an excellent space for an au-pair, teenage children or be ideal for those working from home.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	78
(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 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	

