



Heron Stream Place | | Rayleigh | SS6 9RG
£1,400,000

bear
Estate Agents

Welcome to Olive Tree Barn located in Heron Stream Place an individually designed barn style home situated within a private gated development offering great security and seclusion.

Situated within a semi-rural setting, however the necessities are close by, highly recommended Primary and Secondary Schools, Rayleigh Station not far for a direct commute into London Liverpool Street and Rayleigh High street for an array of eateries, cafes and bars.

Internally you are welcomed by a grand entrance hall with doors leading into the professionally installed home cinema room, perfect for unwinding after a hard weeks work, a spacious lounge with integrated surround sound system and bi-folding doors leading to the rear decking, large family room/dining area with bi-folding doors leading to the garden, which is a perfect entertaining space, leading to a modern kitchen with a separate utility room.

From the stunning hallway with it's 8 metre high vaulted ceiling, the split staircase leads to the galleried first floor landing where you will find five double bedrooms, with bedrooms three and four boasting integrated mezzanine sleeping areas providing great seclusion from the rest of the home. The property benefits from underfloor heating to the ground floor and each of the 4 ensuites and bathroom, along with air conditioning to the lounge, family room and master bedroom.

Externally, this home boasts parking on both sides which can accommodate up to 10 vehicles. The garage is currently used as an office/games room benefitting from bi-fold doors onto the garden and a fast full fibre internet connection for home working. The south facing low maintenance garden provides outdoor lighting, central speaker system and a large decking area for entertaining.

- Situated Within a Unique Gated Development
- Bespoke Cinema Room
- Underfloor Heating Throughout The Downstairs
- Air Conditioning To Main Rooms
- Five Beautiful Bedrooms With Four En-Suites
- Semi Rural Surroundings
- Close To Supermarkets, Schools, Town and Station
- Generous Off Street Parking
- Boasting Over 4000 Sq Ft Of Living Space
- Versatile Office/Games Room

Frontage
Electric gates with video intercom system, external lighting, centre railed circular bed with a mature olive tree, block paved driveway for off-street parking, gated side access and stairs leading to the entrance door with mature shrubs either side.

Entrance Hall
Double glazed entrance door, double glazed three story windows to the front aspect, smooth vaulted ceiling with inset spotlights, feature wooden beams, tiled floors with underfloor heating, MVHR vent, feature oak bifurcated staircase with LED lights to the first floor landing and doors to:





Cloakroom

Smooth ceilings with inset spotlights, part tiled wall surround, tiled flooring with underfloor heating, MVHR vent, extractor fan, wall-mounted sink with mixer tap and a low level dual flush WC.

Lounge

23'9 x 19'8 (7.24m x 5.99m)

Smooth ceilings within inset spotlights, under lighting, double glazed bi-folding doors to the rear aspect, custom fitted blinds, carpeted floors with underfloor heating, surround sound speaker system, air conditioning unit, feature brick wall, built-in media wall with glass feature fireplace and a MVHR vent.

Dining Room

18'1 x 17'6 (5.51m x 5.33m)

Smooth ceilings with inset spotlights, double glazed bi-folding doors to the rear aspect, custom fitted blinds, tiled floors throughout with underfloor heating, MVHR vent and access to a room housing the electronics for the lounge, cinema room and wi-fi.

Cinema Room

20'8 x 13'4 (6.30m x 4.06m)

Smooth ceilings with inset spotlights, double glazed bi-folding window to the front aspect, custom fitted electric blackout blind, carpeted floors with underfloor heating, MVHR vent, surround sound speaker system, built-in cinema projector and a gas feature fireplace.

Kitchen

18'7 x 13'1 (5.66m x 3.99m)

Smooth ceilings with inset spotlights, double glazed bi-folding window to the rear aspect, custom fitted blinds, tiled floors with underfloor heating, MVHR vent, range of wall and base level units with quartz worktops, coloured under counter lighting, inset stainless steel sink with mixer tap, centre island with matching work surfaces, two integrated eye level ovens, integrated induction hob with extractor fan above, integrated dishwasher, two integrated fridges and a freezer, two integrated wine coolers and door to:

Utility Room

12'5 x 4'7 (3.78m x 1.40m)

Smooth ceilings with inset spotlights, oak door to the side aspect, double glazed window to the side aspect with custom fitted blinds, tiled floors with underfloor heating, range of wall and base level storage units with quartz worktops, inset sink with a mixer tap, space and plumbing for a washing machine and tumble dryer and two central heating boilers.

First Floor Landing

Galleried landing, vaulted ceiling with feature wooden beams and pendant ceiling light, wall-mounted lights, carpeted floors throughout, double glazed floor to ceiling windows to the front aspect, MVHR vent and heating controls.

Master Bedroom

18'4 x 17'6 (5.59m x 5.33m)

Smooth vaulted ceiling with feature wooden beams and chandelier, wall-mounted lights, double glazed windows to the rear aspect with electric roller blackout blinds, air conditioning vent, MVHR vent, heating controls, fitted wardrobes with downlighting and door to:

Ensuite One

Smooth ceilings with inset spotlights, tiled wall surround, tiled floors with underfloor heating, MVHR vent, large walk-in shower with rainfall shower above and handheld shower attachment, wall-mounted vanity sink with a mixer tap and storage below, low level dual flush WC, wall-mounted mirrored cabinet, extractor fan and a chrome heated towel rail.

Bedroom Two

24'2 x 9'6 (7.37m x 2.90m)

Double glazed windows to the side aspect with custom fitted blinds, wall-mounted lighting, carpeted floors throughout, MVHR vent, fitted wardrobes with downlighting, radiator, access to eaves storage and a storage cupboard housing the hot water cylinders.

Ensuite Two

Smooth ceilings with inset spotlights, tiled wall surround, tiled floors throughout, MVHR vent, shower cubicle with handheld shower attachment, wall-mounted sink with mixer tap and a low level dual flush WC.

Bedroom Three (split level)

13'5 x 9'5 (4.09m x 2.87m)

Accessed via the dressing room, smooth vaulted ceiling with wooden beams and inset spotlights, double glazed window to the side aspect with custom fitted blinds, carpeted floors throughout, MVHR vent and a radiator.



Dressing Room

20'4 x 7'4 (6.20m x 2.24m)

Smooth vaulted ceilings with inset spotlights and feature wooden beams, double glazed bi-folding windows to the front aspect with custom fitted blinds, MVHR vent, carpeted floors throughout, wall-mounted lights, radiator, fitted wardrobes, stairs to the bedroom and door to:

Ensuite Three

Smooth ceilings with inset spotlights, tiled wall surround, tiled floors with underfloor heating, bleu LED lighting, MVHR vent, tiled floors with underfloor heating, shower cubicle with handheld shower attachment, sink with mixer tap, low level dual flush WC, wall-mounted mirrored cabinet and a heated towel rail.

Bedroom Four (Split Level)

Accessed via the dressing room, smooth vaulted ceiling with wooden beams and inset spotlights, double glazed Velux window to the rear aspect, carpeted floors throughout, MVHR vent, radiator and access to eaves storage.

Dressing Room

15'3 x 7'8 (4.65m x 2.34m)

Smooth vaulted ceilings with wooden beams and inset spotlights, wall-mounted lights, double glazed bi-folding windows to the rear aspect, carpeted floors throughout, stairs to the bedroom area, MVHR vent, fitted wardrobes, built-in storage, radiator and door to:

Ensuite Four

Smooth ceilings with inset spotlights, tiled wall surround, tiled floors with underfloor heating, bleu LED lighting, MVHR vent, tiled floors with underfloor heating, shower cubicle with handheld shower attachment, sink with mixer tap, low level dual flush WC and a wall-mounted mirrored cabinet.

Bedroom Five

12'4 x 9'6 (3.76m x 2.90m)

Smooth vaulted ceilings with wooden beams and inset spotlights, double glazed window to the front aspect with custom fitted blinds, carpeted floors throughout, MVHR vent, radiator and fitted wardrobes.

Bathroom

Smooth ceilings with inset spotlights, tiled wall surround, double glazed window to the front aspect, tiled floors throughout, MVHR vent, panelled bath, vanity sink with mixer tap and storage below, low level WC, wall-mounted mirrored cabinet, heated towel rail and an extractor fan.

Garage/Games Room

17'7 x 17'3 (5.36m x 5.26m)

Converted from a double garage, smooth ceilings with inset spotlights, double glazed bi-folding doors to the side aspect with custom fitted blinds, laminate floors throughout, access to loft space, built-in storage and fibre optic internet.

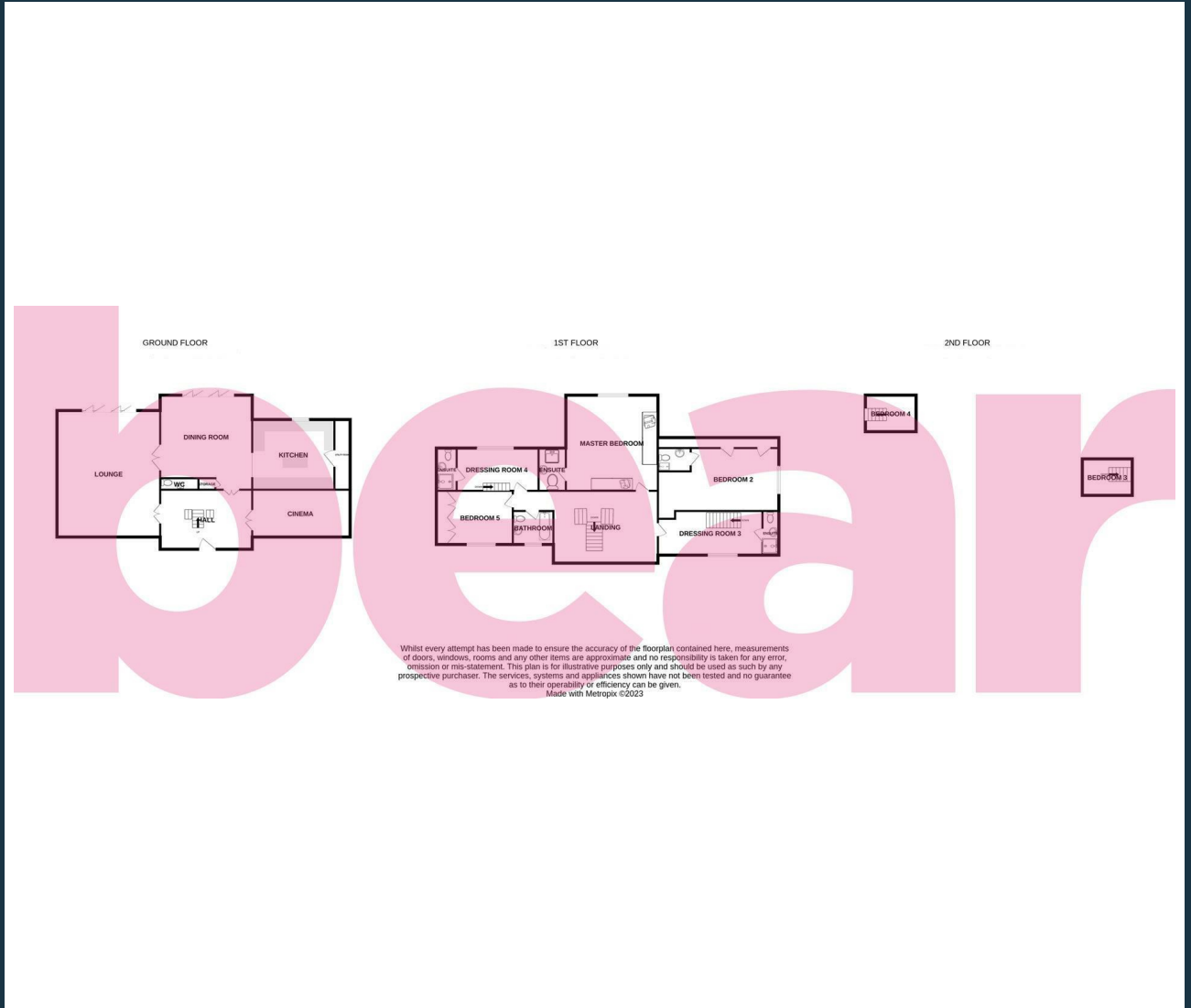
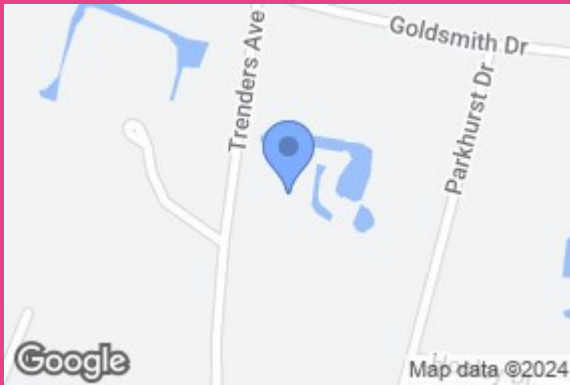
Garden

Enclosed garden, commencing with a decked seating area, external LED lighting, wall-mounted lights, artificial lawn with raised sleeper borders and shrubs, courtyard area to the side with access to a games room, gated side access to the front and a rain water harvesting system.

Agents Note

Mechanical Ventilation with Heat Recovery (MVHR) is a balanced and controlled forced air ventilation system commonly known to many as a heat recovery ventilation system. It is a whole house ventilation system that both supplies fresh and extracts stale air throughout a property and recycles the heat generated within it.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		81	
(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	

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