



Westview Drive | | Rayleigh | SS6 7AU
Offers In Excess Of £1,600,000

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Estate Agents

Welcome to 'York House' on Westview Drive, Raleigh - a stunning detached property that exudes luxury and elegance. This executive family home offers not just a house, but a lifestyle of opulence and comfort.

With 4 reception rooms and 5 spacious bedrooms, there is ample space for all your family's needs. The 5 bathrooms ensure that convenience and privacy are always at the forefront of this magnificent property.

Situated in one of Raleigh's most prestigious private roads, this home stands out with its grandeur and charm. The large frontage and un-overlooked rear garden provide a sense of tranquillity and privacy, perfect for relaxing or entertaining guests.

One of the standout features of this property is the heated indoor/outdoor swimming pool, allowing you to enjoy a swim all year round. Imagine hosting pool parties or simply unwinding after a long day in this luxurious setting.

The meticulous standard of finish is evident throughout the house, with a high specification kitchen and immaculate bathrooms that showcase quality and attention to detail. Every corner of 'York House' speaks of sophistication and class.

Parking is never an issue with space for 12 vehicles, making it convenient for you and your guests. Whether you're a car enthusiast or simply have a large family, this feature adds practicality to the elegance of this home.

To truly grasp the sheer size and beauty of this property, internal viewings are a must. This one-of-a-kind property is a rare find that promises a lifestyle of comfort, luxury, and exclusivity. Don't miss the opportunity to make this exceptional property your new home and contact the office and ask for Roman to arrange a viewing.

- A seventeen room, split-level hillside modern mansion; one of only four homes in this prestigious private lane location
- Private Rear Garden With Sweeping Views
- Five Double Bedrooms
- Potential Annexe
- Potential To Extend STPP
- Within 0.9 miles of Raleigh High Street, 1.2 miles of Raleigh Mainline Station, 14.5 miles of J29 - M25 & 6.2 miles of Southend International Airport
- Situated On A Large Plot
- Four Reception Rooms
- Ample Frontage
- Please Contact Roman or Scott For Further Information Or An Accompanied Viewing

Frontage

York House is approached by a heritage block paved driveway with space for multiple vehicles. A low level sconced brick wall and stone steps lead to the entrance.

Entrance

A pair of contemporary, panelled composite entrance doors leading into the Porch.

Entrance Porch

Double glazed windows to front and side 'Amtico' diamond tiled floor, smooth ceilings with coving to ceiling edge and inset spotlights and an oak panelled entrance door that leads into:





Reception Hallway

19'5" x 15'1" (5.92m x 4.60m)

Double glazed window to rear with far reaching views across surrounding countryside, double glazed window to the front aspect, Herringbone 'Amtico' oak flooring, radiator, power points, pair of etched glazed oak doors lead to the principal reception room and Shaker style oak doors lead off to all other rooms, turned staircase to the first floor galleried landing, understairs storage cupboard and smooth ceilings with coving to ceiling edge.

Cloakroom

Obscure double glazed windows to front and side aspect, heated towel rail, tiled floors, mosaic tiled surrounds, fitted with a two piece designer suite comprising dual flush WC and sculpted pedestal wash hand basin with mixer tap and smooth ceilings with coving to ceiling edge.

Dining/Reception Room

35'8" x 25'7" (10.87m x 7.80m)

An impressive split-level reception space with double glazed windows to the front with bespoke fitted Plantation Shutters, double glazed French doors onto the rear sun balcony, double glazed windows to side and rear with panoramic views across the landscaped gardens to countryside beyond, feature split-faced slate fireplace housing 'Stovax' cast iron burner on slate hearth, 'Amtico' oak flooring, radiators, television point, power points and smooth ceilings with coving to ceiling edge.

Reception Four

14'2" x 11'9" (4.32m x 3.58m)

Double glazed window to rear with panoramic views across the landscaped gardens and countryside beyond, bordered edge herringbone 'Amtico' oak flooring, radiator, power points and smooth ceilings with coving to ceiling edge.

Lobby

A split-level area with double glazed doors to the front and rear of the property, steps lead down to the Terrace level and reception room three/conservatory, a staircase leads up to reception room two/annexe, tiled floors, radiators, feature part vaulted ceiling with coving to ceiling edge and a door to integral Double Garage/Laundry and steps up to:

Kitchen/Breakfast Room

19'6" x 17'0" (5.94m x 5.18m)

Double glazed window to rear with views across the landscaped gardens and the countryside beyond. Italian porcelain tiled floor, luxury, bespoke hand-crafted kitchen comprising white veined granite work surfaces and upstands, centre island with breakfast bar, inset double ceramic butler sink with boiling water tap. The full complement of 'Siemens' integrated appliances includes black glass induction hob with concealed slimline extractor canopy above, twin fan assisted ovens, combination microwave oven, steam oven, twin warming drawers, dishwasher and American style fridge/freezer. The oak lined cabinets include a bespoke larder unit, concealed TV cabinet with bi-fold doors, radiator cabinet, saucepan drawers, oak display shelving and integrated waste bins. Dining area. Smooth ceiling with inset spotlights.

Conservatory/Reception Room

24'0" x 11'8" (7.32m x 3.56m)

An open plan reception space that combines a sun lounge area with a spacious sitting/games/gym room to the rear with direct access to a shower room/WC. Double glazed windows to the side and rear off spectacular views across the landscaped gardens. Double glazed French doors give access to the decked sun terrace. Grey oak effect flooring, power points, TV point. An oak door gives access to:

Shower Room

Fitted with a three piece suite comprising of a large shower cubicle with bi-fold glass door, oak effect vanity wash hand basin with mixer tap, dual flush WC. Victorian effect floor tiles and tiled walls, smooth ceilings with coving to ceiling edge and extractor fan.

Stairs from Lobby lead up to:

Annexe

38'2" x 25'0" (11.63m x 7.62m)

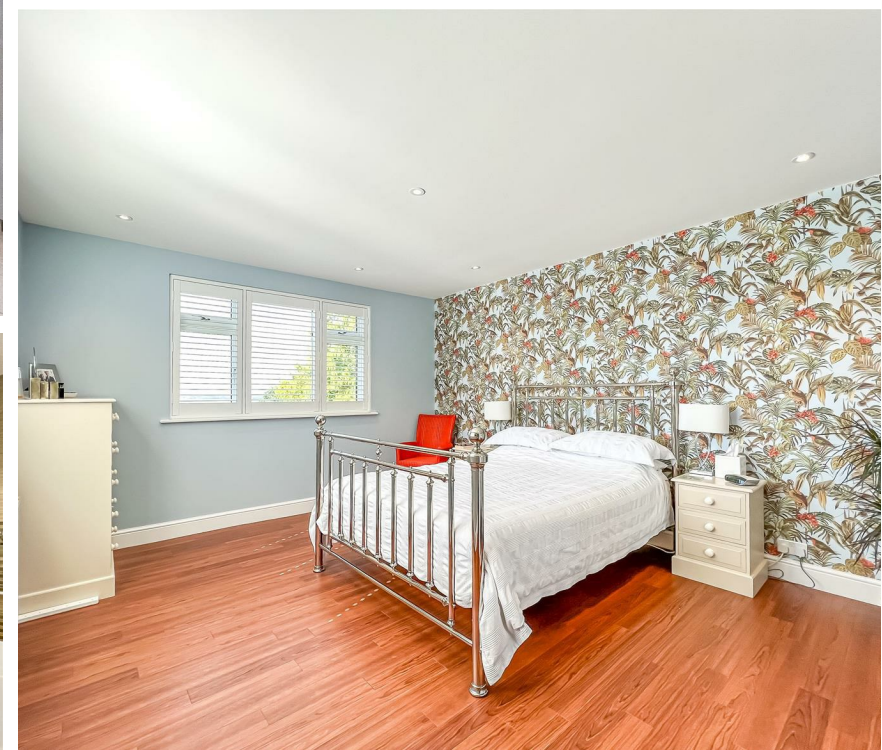
Suitable for use as a self-contained apartment or alternatively a home office suite.

Games Room

27'1" x 25'0" (8.26m x 7.62m)

Double glazed window to rear with views across countryside, feature brick fireplace, radiators, four wall light points. Bespoke fitted Bar with granite surface with integrated fridge and zoned wine chiller, stainless steel sink unit with mixer tap, smooth ceilings with coving to ceiling edge.





Bedroom Two

12'7" x 11'1" (3.84m x 3.38m)

Double glazed multi-pane window to front, radiator, smooth ceilings with coving to ceiling edge and access to insulated roof space.

Shower Room

Obscure uPVC double glazed multi-pane window to front, tiled floors, a three piece suite comprising of a large 'walk-in' glass shower, overhead drench rainwater shower with handheld shower attachment. Double width gloss vanity wash hand basin with mixer tap and metro tiled splashback, fitted mirror above and dual flush WC, bathroom storage cabinet and smooth ceilings with coving to edge, inset spotlights and extractor fan.

First Floor

Galleried Landing

Full height double glazed window to rear with views across the landscaped gardens to countryside beyond, radiator, power points and smooth ceilings with coving to ceiling edge.

Master Suite

35'8" x 12'3" (10.87m x 3.73m)

Double glazed windows to side and rear with bespoke fitted shutters and panoramic views across open countryside, Radiator, 'Amtico' flooring, smooth ceilings with coving to ceiling edge. This is open plan into the:

Dressing Room

12'2" x 10'0" (3.71m x 3.05m)

Fully fitted bespoke full height gloss fronted wardrobe cupboards with hanging, drawers and shelved storage space. 'Amtico' flooring, smooth ceilings with coving to ceiling edge and inset spotlights. Glass shaker doors lead through to:

Ensuite

Obscure uPVC double glazed multi-pane window to front, wood effect ceramic tiled floor, underfloor heating, 'Walk-in' frameless glass shower enclosure with feature glass mosaic tiled floor and vertical feature tiles. Overhead rainwater shower with handheld attachment. Stainless steel heated towel rails, freestanding designer bath, dual flush WC and double width vanity wash hand basin with storage drawers and mixer tap, mirror above, tiling to all walls, extractor fan and smooth ceilings and inset spotlights.

Bedroom Three

12'7" x 11'0" (3.84m x 3.35m)

Double glazed multi-pane window to front, radiator. Fitted bedroom furniture comprising two double wardrobes, matching dressing table and cupboard. Smooth ceilings with coving to ceiling edge.

Bedroom Four

10'9" x 9'6" (3.28m x 2.90m)

Double glazed multi-pane window to rear, with far reaching views across open countryside, radiator, power points, access to insulated roof space, smooth ceilings with coving to ceiling edge.

Bedroom Five

13'2 x 7'0 (4.01m x 2.13m)

Double glazed multi-pane window to front, radiator and smooth ceilings with coving to ceiling edge.

Family Bathroom

Obscure double glazed multi-pane windows to front and side. Four piece suite comprising of 'Egg' bath, large glass shower enclosure with rainwater showerhead and handheld shower attachment, with feature mosaic tiling. Oak effect vanity wash hand basin with storage drawer and mixer tap with mirrored cabinet above, dual flush WC, porcelain tiled floor. Tiled surrounds. Electric shaver point, airing cupboard, smooth ceilings with coving to ceiling edge, extractor fan and inset spotlights.

Rear Garden

Timber steps with glass balustrade lead down from reception one and the lobby to an extensive decked sun terrace. The sun terrace is fully enclosed by a timber and glass balustrade aluminium gazebo, glazed gate gives access to stone steps leading to the Pool Terrace and pool boiler house (new boiler and heat exchanger 2022). The space beneath the upper terrace has been utilised as a children's playhouse. At the inception of the stone steps, two doors give access to the Boiler Room/Store - with recently fitted (2021) gas boiler serving the main parts of the main house. An inclined side footpath has gated side access to the front of York House. The gardens have been beautifully landscaped and well planted with an array of mature shrubs, trees and flowers and large expanses of traditional lawn and high quality artificial lawn. An artificial lawned mid-level garden gives access to the Pool Terrace.

Indoor/Outdoor Pool

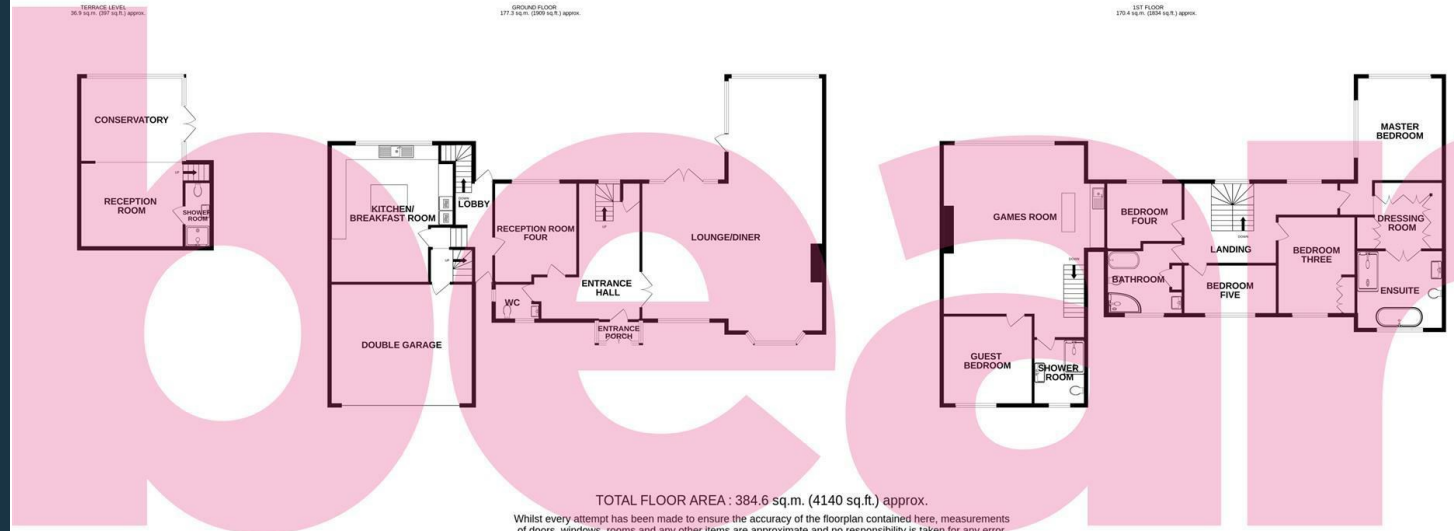
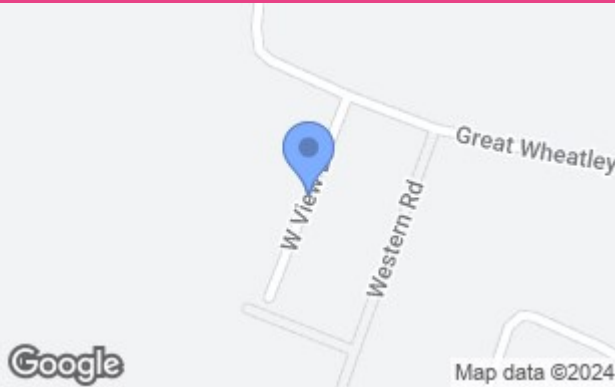
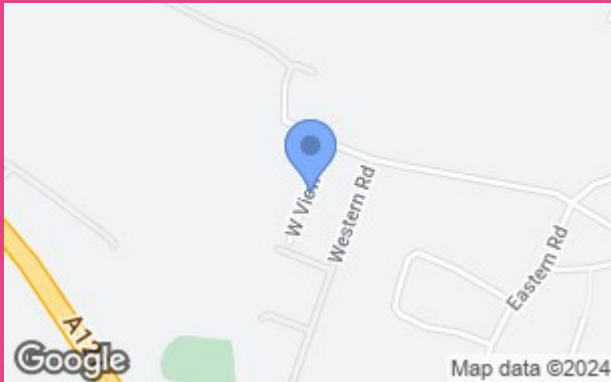
A beautifully appointed Mosaic tiled heated swimming Pool with angled Roman End steps, a graduated centre depth of around 8ft under a recently installed, bespoke 'centre-opening' telescopic pool enclosure, set in extensive stone terracing. Providing all weather indoor/outdoor use.

Double Garage

19'7 x 17'0 (5.97m x 5.18m)

Remote controlled electric up and over door to front aspect, power, lighting, security alarm panel, personal door from Lobby. Fitted utility area, plumbing and space for washing machine, space for tumble dryer and fridge freezer. Ceramic butler sink with mixer tap, stone effect quartz work surface.





TOTAL FLOOR AREA : 384.6 sq.m. (4140 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			

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