



Rayleigh Downs Road | | Rayleigh | SS6 7LR
Guide Price £1,000,000-£1,100,000

bear
Estate Agents

Welcome to White Gates, a prestigious four bedroom, detached bungalow set on a stunning 1.5-acre plot with a breathtaking 250ft gated driveway that exudes grandeur and sophistication. Meticulously refurbished and complete with a double garage, outbuildings and garden room giving a total floor area of 3954 sq. ft. Situated on a private road in the highly sought-after Rayleigh/Leigh borders, this property offers the perfect blend of rural tranquillity and urban convenience.

The location of White Gates is truly exceptional, providing easy access to the A127 for a swift commute into London, as well as proximity to Rayleigh High Street for a plethora of shops and amenities. With Rayleigh Station nearby, commuting to London Liverpool Street is both direct and stress-free. Families will also appreciate the home's proximity to Fitz Secondary School, grammar schools, and Grove Primary School.

Step inside, and you'll discover a home that epitomizes luxury and elegance. Meticulous attention to detail is evident throughout, from the four well-appointed bedrooms, including an en-suite to the master, to the four-piece main family bathroom. The spacious lounge boasts bi-folding doors that open onto the stunning rear garden, while the kitchen diner features integrated appliances, a bespoke Range Master cooker and quartz worktops. Abundant in light It's the perfect space for entertaining guests.

Outside, White Gates boasts a garden like no other, offering complete privacy and security with fully fenced perimeters. The garden is a haven of serenity, featuring various outbuildings that contribute to permitted development, as well as a versatile garden room. From lush lawns to charming treehouses and abundant wildlife, this garden is a true retreat from the hustle and bustle of city life, while still providing all the necessary amenities within reach.

To truly appreciate White Gates, Contact our team today and ask for Roman to arrange a viewing of this exceptional home.

- Guide Price £1,000,000-£1,100,000
- Breathtaking 250'ft Gated Driveway
- Four Bedrooms With An En-Suite To Master
- Meticulously Refurbished Throughout
- NEWLY RESURFACED PRIVATE ROAD
- Stunning 1.5 Acre Plot
- Electric Gates With Video Intercom
- Double Garage, Outbuildings And Garden Room
- Close Proximity To Rayleigh Highstreet And Rayleigh Train Station
- Gas Mains Connected With New Combi Boiler Installed 2023

Frontage

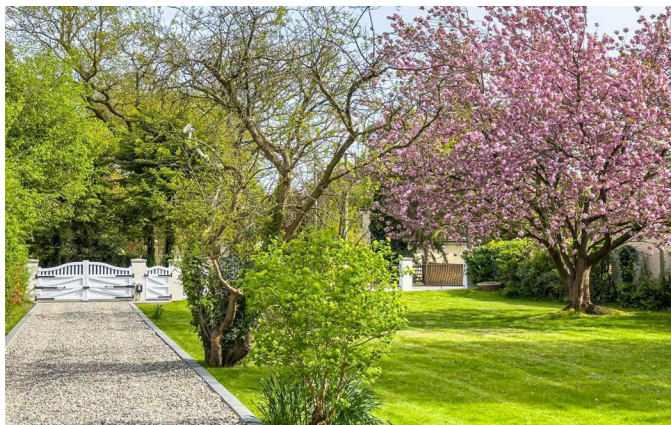
250 (76.20m)

Greeted by electric gates with video intercom, brick wall surround, private driveway measuring 250ft, remainder laid to lawn front garden with mature foliage, trees, fenced perimeters, single stone driveway, access to double garage and access to the rear garden via both sides.

Double Garage

15'0" x 20'2" (4.587 x 6.17)

Detached double garage, outside lighting, space for two vehicles, power points, smooth ceilings, power, spaces for storage and gas meter.





Main Lounge

17'8" x 29'4" (5.41 x 8.96)

Entered by a composite front door, double glazed windows facing the front aspect, carpeted throughout, power points, wall mounted radiators, smooth ceilings with coving to ceiling edge, inset spotlights, pendant ceiling lights, aluminium bi-fold doors leading onto the rear aspect, French doors leading onto the rear aspect with sweeping views of the rear garden and double doors into:

Hallway

Carpeted throughout, smooth ceilings with coving to ceiling edge, pendent ceiling lights, loft access, power points, double glazed window facing the side aspect and doors into:

Master Bedroom

16'11" x 15'3" (5.179 x 4.65)

Carpet throughout, smooth ceilings with coving to ceiling edge, pendent ceiling light, wall mounted radiators, double glazed windows facing the front aspect, space for storage, power points and doors into:

En-Suite

Laminate floors, smooth ceilings with inset centre ceiling spotlights, coving to ceiling edge, obscure double glazed windows to the side aspect, comprises of a three piece suite with an enclosed shower with tiled surrounds, extractor fan, vanity sink unit with tiled splashback, wall mounted WC and shaver point.

Bedroom Two

12'10" x 12'1" (3.92 x 3.7)

Carpet throughout, smooth ceilings with coving to ceiling edge, pendant ceiling light, double glazed window facing the side aspect, wall mounted radiator, power points and space for storage.

Bedroom Three

12'5" x 11'7" (3.81 x 3.547)

Carpet floor throughout, smooth ceilings with coving to ceiling edge, pendant ceiling light, power points, space for storage, wall mounted radiator, double glazed window facing the side and rear aspect with sweeping views of the unoverlooked garden.

Main Bathroom

11'7" x 7'2" (3.55 x 2.2)

Comprises of a four piece suite, free standing bath with shower attachments, pedestal sink with tiled splashback, storage cupboard above, WC, double width walk -in shower with tiles around, rainfall shower head, double glazed window facing the side aspect ,smooth ceilings with coving to ceiling edge, chrome heated towel rail, pendant ceiling light and laminate floors.

Bedroom Four/Office

9'4" x 5'3" (2.85 x 1.609)

Smooth ceilings with coving to ceiling edge, inset centre ceiling spotlights, wall mounted radiator, power points, space for storage, double glazed window facing the rear aspect with sweeping views of the rear garden.

Kitchen/Diner

21'7" x 12'7" (6.6 x 3.86)

Smooth ceilings with inset centre ceiling spotlights, pendant ceiling lights, wall mounted radiator, aluminium bi-folding doors leading onto the rear garden, courtesy door onto the side aspect, double glazed windows facing the front aspect, power points and laminate floors.

The kitchen comprises of a range of eye and base level units with quartz work surfaces incorporating a stainless steel sink with mixer tap and draining board, bespoke range master with six ring hob, integrated washer, integrated dishwasher, integrated fridge/freezer, extractor fan, base level units and a cupboard housing the new boiler, kitchen island with integrated storage, breakfast bar, quartz work surfaces and space for a dining area.



Garden Room

14'6" x 23'6" (4.43 x 7.17)

Wood effect floors throughout, smooth ceilings with inset centre ceiling spotlights, power points, electric radiator, double glazed French doors to the front aspect, double glazed windows to front aspect, potential to be an office space, gym, bar and offers great versatility.

Outbuilding

24'0" x 15'2" (7.34 x 4.64)

Power, space for storage, double doors to the front aspect, windows to front, power points and lighting.

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7.34 x 4.64

Power, space for storage, double doors to the front aspect, windows to front, power points and lighting.

Rear Garden

Step into the tranquil oasis of this stunning rear garden, where every element has been carefully curated to create a space of unparalleled beauty and serenity. As you step onto the sleek porcelain patio that spans the entire rear of the bungalow, you're greeted by the seamless integration of indoor and outdoor living.

Surrounding the patio are a variety of outbuildings, including charming summer houses, practical sheds, and a delightful garden room, each offering its own unique allure and purpose. Whether you seek a cosy retreat for relaxation or a functional space for storage and hobbies, these structures cater to every need.

The garden's perimeter is fully fenced, providing both security and privacy, allowing you to enjoy this sanctuary away from the outside world. Trees provide natural shade and seclusion, creating an intimate atmosphere perfect for peaceful moments of reflection or lively gatherings with loved ones.

At the heart of the garden stands a magnificent treehouse, complete with playful features that ignite the imagination of both young and old. With its whimsical design and panoramic views of the lush surroundings, it's a place where memories are made and adventures unfold.

Nestled amidst the verdant landscape lies a sprawling lawn, a verdant carpet inviting barefoot strolls and spontaneous picnics. The meticulously manicured grass adds a touch of luxury to the outdoor space, while also





GROUND FLOOR
3954 sq.ft. (367.4 sq.m.) approx.



TOTAL FLOOR AREA: 3954 sq.ft. (367.4 sq.m.) 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 | | | |
| (69-80) C | | 71 | 82 |
| (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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