



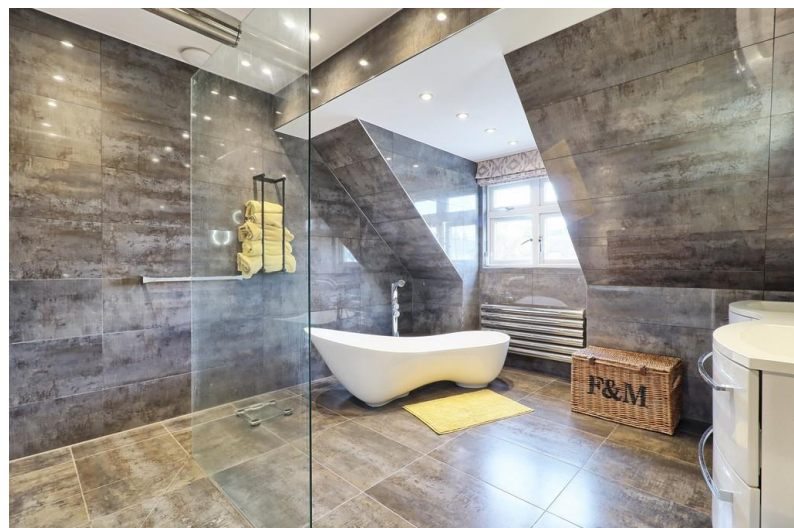
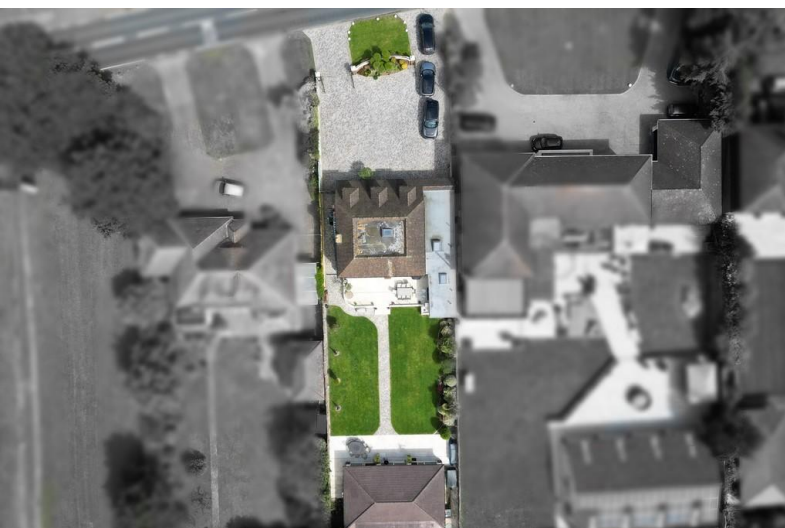
**BROWN & BRAND**



**Benfleet Road**  
Hadleigh, Benfleet, SS7 1QG

- Stunning & substantially upgraded 4/5 bed roomed executive home
- Occupying south facing plot in premier Road location
- Open plan luxury German kitchen/dining/family room
- Substantial purpose built pool/leisure complex & separate Grill/bar room

**Guide Price £1,500,000-  
£1,600,000**





Nestled in one of the area's most prestigious roads, this stunning 4/5 bedroom detached house has been meticulously rebuilt and refurbished to an exceptional standard. Boasting an impressive frontage on a desirable south-facing plot, this home is a true gem. As you enter, you are greeted by an impressive entrance hall featuring a bespoke curved walnut staircase and matching walnut doors that provide access to all rooms. The ground floor offers a formal lounge at the front, a fitted study or potential ground floor bedroom, and a beautifully tiled cloakroom.

At the heart of the home, the expansive open-plan kitchen/dining/family room is a true showstopper. It features a high-end German kitchen with numerous integrated appliances, a feature breakfast bar, and twin sets of large patio doors that open onto the south-facing garden. A separate utility room is conveniently located off the kitchen, providing access to the rear of the garage and an additional grill/bar room with bi-folding doors and built-in appliances. The first floor is home to four well-appointed bedrooms all include en-suite facilities. The master bedroom, boasting a large en-suite bathroom complete with a luxurious Victoria & Albert stand-alone bath, a walk-in shower unit, and his and hers sinks.

The beautifully landscaped south-facing garden is an idyllic retreat, leading to a substantial brick-built pool/leisure complex. This exceptional space includes a swim spa with a separate hot tub, a fitted kitchen area, a separate utility room, two toilets, a large walk-in shower room, and a 6-person infrared sauna unit.

The property is further enhanced by a substantial granite cobbled frontage with an in/out driveway and double security gates, providing extensive parking along with an attached garage.

Properties finished to this high standard are rarely available, and we highly recommend scheduling an early internal viewing to fully appreciate all that this exceptional home has to offer.



## ACCOMMODATION

Approached via Hormann extra wide security front door giving access through to :

### SPACIOUS FEATURE ENTRANCE HALL:

Amtico tile effect flooring with contrasting border. Bespoke walnut curved wide feature staircase with fitted carpet with glass and walnut spindles and internal lighting. Full height ceiling with flat plaster and inset spot lighting with double glazed window to front. Feature chandelier with motor for ease of cleaning. Custom made walnut and glass doors giving access to all rooms. Under floor heating.

### GROUND FLOOR CLOAKROOM:

Fitted in a two piece suite comprising wash hand basin with vanity unit under and close coupled WC. Tiling to floor and walls with inset vanity mirror. Extractor fan. Flat plastered ceiling with spot lighting. Under floor heating.

### STUDY/GROUND FLOOR BEDROOM:

15' 6" x 8' 4" (4.72m x 2.54m) Fitted carpet with underfloor heating. Double glazed bay window to front. Flat plastered ceiling with inset spot lighting. Built in storage cupboard/wardrobes. Desk with roll edged work surfaces over and matching cupboards under.

### LOUNGE

20' 5" x 11' 1" (6.22m x 3.38m) Double glazed bay window to front. Fitted carpet with under floor heating. Flat plastered ceiling.

### OPEN PLAN KITCHEN/DINING/FAMILY ROOM:

#### DINING/FAMILY AREA:

31' 5" x 16' 8" (9.58m x 5.08m) Amtico tile effect flooring. Flat plastered ceiling with feature lighting and inset music system. Air conditioning unit. Large patio doors to rear and garden.

#### KITCHEN AREA:

Extensively fitted in a luxury range of high gloss German units offering extensive cupboards and drawer packs to both ground and eye level with feature Brazilian wood breakfast bar and décor panels. Inset pan drawers and larder cupboards. Inset two Neff slide & hide ovens. Microwave combi oven. Steam oven. Large induction hob. American fridge/freezer. Quooker hot water tap and Siemens tepinyaki griddle. Dishwasher. Commercial extractor unit inset to dropped housing in ceiling. Feature vaulted flat plastered ceiling with inset spot lighting. Antigo tile effect flooring with contrasting border. Large double glazed sliding patio doors to garden and rear. Double glazed window to flank. Walnut door giving access through to :





**UTILITY ROOM:**

13' 9" x 8' 0" (4.19m x 2.44m) Fitted in a range of high gloss units offering cupboards to both ground and eye level with contrasting work tops over with inset stainless steel single bowl single drainer sink unit with mixer taps over. Space and plumbing for washing machine and tumble dryer. Space for additional fridge/freezer. Antigo tile effect flooring. Flat plastered ceiling with inset spot lighting. Half glazed UPVC door to rear and grill/bar room. Half glazed UPVC door to garage. Velux double glazed window to ceiling. Boiler which serves domestic hot water and central heating systems (not tested).

**FIRST FLOOR LANDING:**

Carpet. Custom walnut doors giving access to all rooms. Flat plastered ceiling with inset spot lighting.



**MASTER BEDROOM:**

20' 4" x 11' 2" (6.2m x 3.4m) Fitted carpet. Radiator. UPVC double glazed window to rear. Flat plastered ceiling. Room features a range of fitted wardrobes to one walls. Air conditioning unit. Walnut door giving access through to :

**EN-SUITE BATHROOM:**

A superbly appointed room featuring wall mounted his and hers sink units with integral worktop and vanity cupboards under, wall mounted WC with concealed cistern. Open walk in Porcelanosa shower unit with glass screen with multi jet heads. Victoria & Albert stand alone bath with free standing tap and shower heads. Porcelanosa tiles to floor and walls. Flat plastered ceiling with inset spot lighting and extractor. Stainless steel towel rail/radiator. UPVC double glazed window to front.



**BEDROOM TWO:**

16' 3" x 10' 6" (4.95m x 3.2m) Carpet. Radiator. Double glazed window to rear. The room features a range of built in wardrobes to one wall with chest of drawers. Access to loft with fold down loft ladder giving access to large loft area. Walnut door giving access through to :

**EN-SUITE SHOWER ROOM:**

Fitted in a three piece suite comprising self contained shower cubicle with glass screen and plumbed in shower. Wall mounted wash hand basin with vanity unit under and close coupled WC. Tiled floors and wall. Stainless steel towel rail/radiator. Obscure double glazed window to rear. Flat plastered ceiling with inset spot lighting and extractor.



**BEDROOM THREE**

11' 5" x 8' 8" (3.48m x 2.64m) Carpet. Double glazed window to flank. Radiator. Built in wardrobe with cupboards under. Flat plastered ceiling. Walnut door giving access through to :

**EN-SUITE SHOWER ROOM:**



Fitted in a three piece suite comprising self contained shower cubicle with plumbed in shower and glass screen. Close coupled WC and wash hand basin with vanity unit under. Tiling to floor and walls. Flat plastered ceiling with inset spot lighting and extractor. Stainless steel towel rail/radiator. Obscure double glazed window to rear.

**BEDROOM FOUR:**

11' 9" x 8' 9" (3.58m x 2.67m) Carpet. Radiator. UPVC double glazed window to front and flank. Flat plastered ceiling with inset spot lighting. Walnut door giving access through to :

**EN-SUITE SHOWER ROOM:**

Fitted in a three piece suite comprising self contained shower cubicle with plumbed in shower and glass screen. Close coupled WC and wash hand basin with vanity unit under. Tiled floor. Tiled walls. Stainless steel towel rail/radiator. Flat plastered ceiling with inset spot lighting and extractor fan.

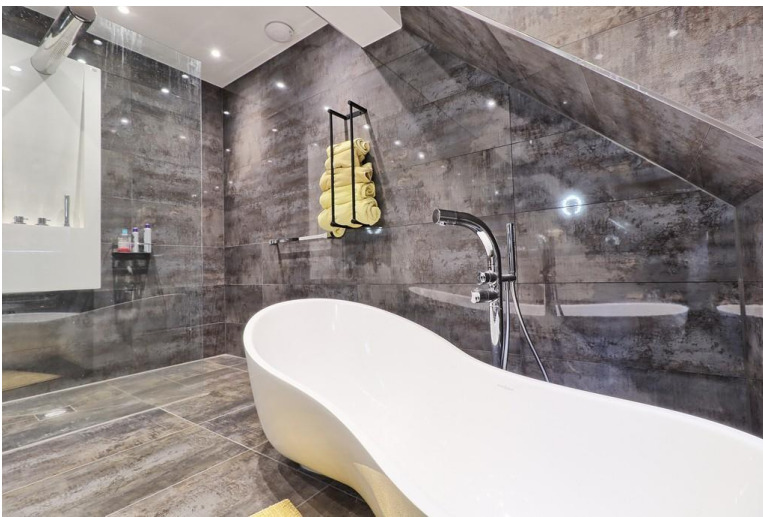
**EXTERNALLY - REAR GARDEN:**

This property enjoys the benefit of a south facing rear garden which has undergone landscaping featuring raised granite patio area with retaining wall leading down to the remaining lawned area with large granite cobbled pathway which extends to the wide gated sideway ideal for access for additional parking if required. Fencing to either aspect with feature flower beds and trees. Three remote/temperature controlled awnings/blinds to rear.



**GRILL/BAR ROOM**

23' 5" x 8' 7" (7.141m x 2.627m) Brick built room featuring Double glazed bi-fold doors to patio and garden. Further window to rear. Velux window. Fitted in numerous kitchen units with granite/wood worktops with Inset sink with Quooker hot tap. Built in fridge, freezer, wine cooler, oven and plate warmer. Moveable central island with induction hob. Ceramic flooring with underfloor heating. Flat plastered ceiling with spotlights and sonos speakers. Features a main gas fed BBQ/Smoker with extractor over.



**POOL/LEISURE COMPLEX:**

39' 7" x 24' 1" (12.07m x 7.34m) A purpose built brick built complex with pitched tiled roof features swim spa with separate hot tub recessed in to the floor with access to maintain. Extensively fitted kitchen/bar area featuring built in cupboards and drawer packs to ground level with Cambrian stone worktops over. Inset Fisher & Paykel oven and induction hob. American fridge/freezer. Siemens Tepnayki griddle. Dishwasher. Quooker hot water tap. Two built in wine fridges. Wood effect tile floor. Polished plaster walls. Flat plastered ceiling with inset spot lighting and Sonos music system. Feature tiled walls. Under floor heating. Doors giving access to :



**LARGE SHOWER ROOM:**



Wood effect tiled flooring. Tiled walls. Walk in shower cubicle with glass screen and twin head shower. Flat plastered ceiling with inset spot lighting and extractor.

**SEPARATE WC'S:**

Two separate cloakrooms, each featuring sink and wash hand basins with tiled floor and walls. Built in storage cupboard with access hatch to under floor access.

**SAUNA:**

Self contained 6 person infra red sauna unit.

**SEPARATE UTILITY ROOM:**

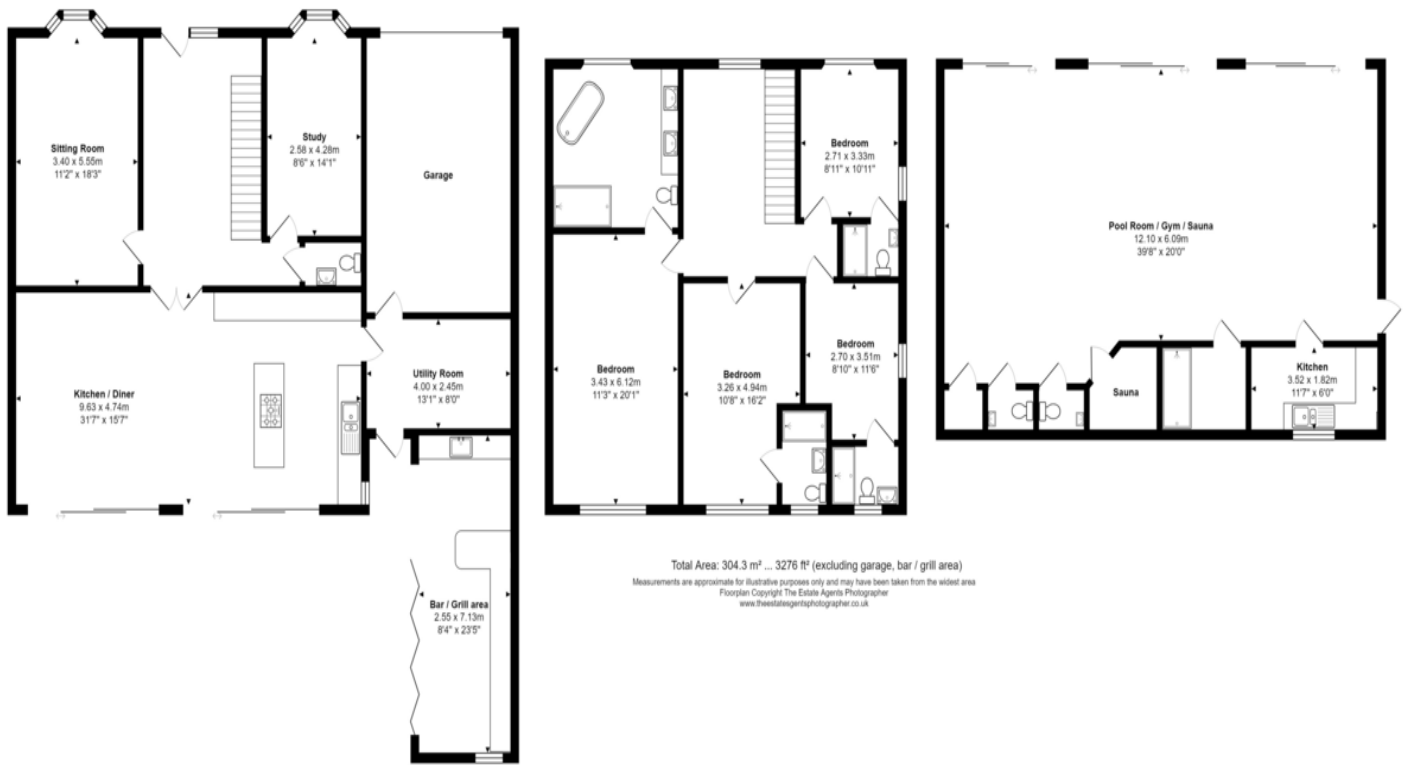
Fitted in matching kitchen cupboards to both ground and eye level with contrasting roll edged work surfaces over. Space and plumbing for washing machine and tumble dryer. Inset stainless steel 1.5 bowl single drainer sink unit with mixer taps over. Flat plastered ceiling with inset spot lighting. Obscure double glazed window to rear. Houses pool dehumidifier unit. Sonos sound and amp system and combination boiler. Three large sliding patio doors facing garden leading on to large patio area.

**PARKING:**

Parking is provided via a substantial road frontage which is approached via remote twin set entrance gate inset to feature wall with wrought iron work and this in turn leads to a substantial in/out large granite cobbled frontage providing off street parking for numerous vehicles. In addition, this leads to an attached garage with electric roller Wallman garage door. External lighting. Power points and taps. Feature central flower bed and planting.







Energy performance certificate (EPC)			
221, Benfleet Road BENFLEET SS7 1QG	Energy rating	Valid until:	30 May 2029
	<b>C</b>	Certificate number:	8641-6025-7680-6489-4972

Property type	Detached house
Total floor area	206 square metres

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

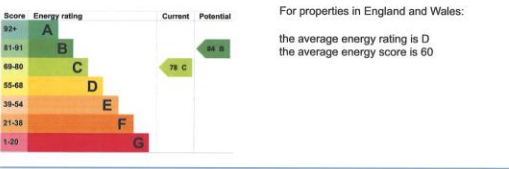
**Energy rating and score**

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements