



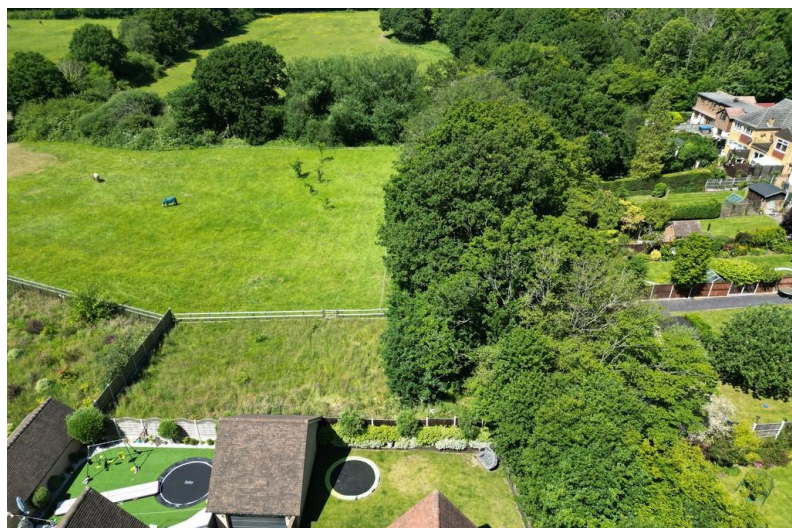
**BROWN & BRAND**



**Solby Wood Place**  
Daws Heath, Benfleet, SS7 2FS

- Stunning 4 year old executive home
- Sought after development close to woodland
- West facing garden backing open fields
- Luxury open plan/kitchen/diner/family room with multi bi-fold doors

**£950,000**





Nestled in a highly sought-after development, this stunning four-year-old executive home offers unparalleled luxury and privacy, positioned on a west-facing corner plot that backs directly onto serene open fields and local woodland. The property boasts exceptional design and a high specification throughout, ensuring a sophisticated yet comfortable lifestyle. Upon entering, you are greeted by a beautifully appointed open-plan kitchen/ diner/family room. This space is the heart of the home, featuring multiple bi-fold doors that seamlessly open to the rear garden, allowing for an effortless blend of indoor and outdoor living. The kitchen is a chef's dream, equipped with state-of-the-art integrated appliances, sleek cabinetry, and a spacious island complemented by a separate utility room and a convenient cloakroom. The lounge is a bright, dual-aspect room filled with natural light, complete with a feature fireplace that adds a cozy touch. An additional snug/study offers a versatile space for relaxation or working from home, providing the perfect balance of function and elegance. The first floor hosts three generously sized bedrooms, each with its own dressing room and ensuite, offering a private retreat for family members or guests. The pinnacle of luxury is found on the second floor, where the expansive master bedroom awaits. This serene sanctuary includes a spacious dressing room and an imposing dual-aspect family bathroom, featuring a freestanding bath and a walk-in shower, perfect for unwinding in style. Outside the property continues to impress with a detached pitched roof double garage, featuring twin remote-controlled doors and extensive block-paved frontage offering parking for up to six additional vehicles. The garden with its secluded and tranquil setting is ideal for outdoor entertaining or simply enjoying the natural beauty of the surrounding landscape. High-quality features such as underfloor heating on the ground floor, double-glazed sash windows, and air conditioning ensure the home is comfortable and efficient throughout the year. Presented in immaculate condition, this executive home offers a unique opportunity to own a piece of luxury in an idyllic setting.



## ACCOMMODATION

Composite entrance door with frosted glass inserts giving access through to:

## ENTRANCE HALL

Tiled floor with underfloor heating. Flat plastered ceiling with spotlights. Access to stairs to first floor landing with fitted carpet. Wooden and glazed balustrade with courtesy lighting. Access to under stairs storage. Doors to rooms. Built in double door storage cupboard. Alarm control panel.

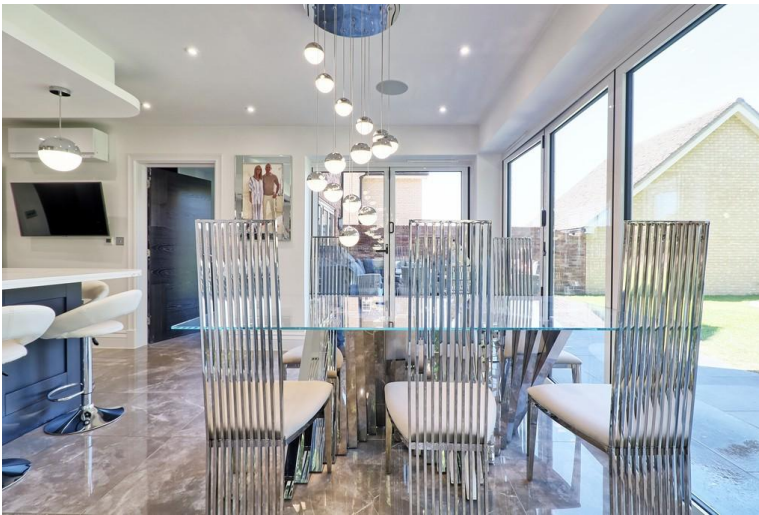


## CLOAK ROOM

Fitted in a two piece suite comprising wall mounted wash hand basin with vanity unit and WC with concealed cistern. Tiling to floor with underfloor heating. Matching tiling to walls. LED vanity mirror. Double glazed window to front. Flat plastered ceiling with spotlights and extractor fan.

## SNUG/STUDY

12' 8" x 9' 4" (3.86m x 2.84m) Bright dual aspect room featuring two double glazed windows to front with further window to side. Carpet. Flat plastered ceiling with spotlight. Built in storage cupboards and central desk/workstation.



## LOUNGE

20' 5" x 10' 9" (6.22m x 3.28m) Bright dual aspect room featuring double glazed window to front and bi-folding doors to rear. Carpet with underfloor heating. Flat plastered ceiling with spotlight. Air-conditioning unit. Central chimney breast with granite surround and hearth.

## OPEN PLAN KITCHEN/DINING/FAMILY ROOM

20' 3" x 17' 1" (6.17m x 5.21m)

## KITCHEN AREA

Extensively fitted in modern coloured units offering cupboards and drawer packs to both ground and eyelevel with contrasting granite worktops extending to central bar/Island. Inset single bowl sink unit. Quooker Hot water tap. Integrated neff double oven and microwave grill with matching induction hob with extractor fan inset to ceiling. Integrated fridge/freezer. Second integrated full sized fridge. Double glazed windows to side and rear. Tiled floor with underfloor heating. Flat plastered ceiling with spotlight. Air-conditioning unit. Door to utility room.





### **DINING/FAMILY AREA**

Flooded with light as features bi-fold doors to either side and rear. Tiled floor with underfloor heating. Flat plastered ceiling. Spotlights and inset Sonos speakers

### **UTILITY ROOM**

6' 8" x 6' 2" (2.03m x 1.88m) Fitted in matching kitchen cupboards with granite worktop over. Stainless steel sink with mixer taps. Space and plumbing for washing machine and double dryer. Tiled floor with underfloor heating. Flat plastic ceiling with spotlight. Double glazed door to rear.



### **FIRST FLOOR LANDING**

Carpet. Flat plastered ceiling with spotlights. Return staircase to second floor with fitted carpet and wooden glazed panel with courtesy lighting. Doors to other rooms.

### **BEDROOM**

12' 7" x 11' (3.84m x 3.35m) Carpet. Radiator. Double glazed window to front. Flat plastered ceiling with spotlights. Door to dressing room.

### **DRESSING ROOM**

10' 9" x 7' 4" (3.28m x 2.24m) Carpet. Radiator. Two double glazed windows to rear. Flat plastered ceiling with coving. Spotlights. Door to ensuite.



### **ENSUITE**

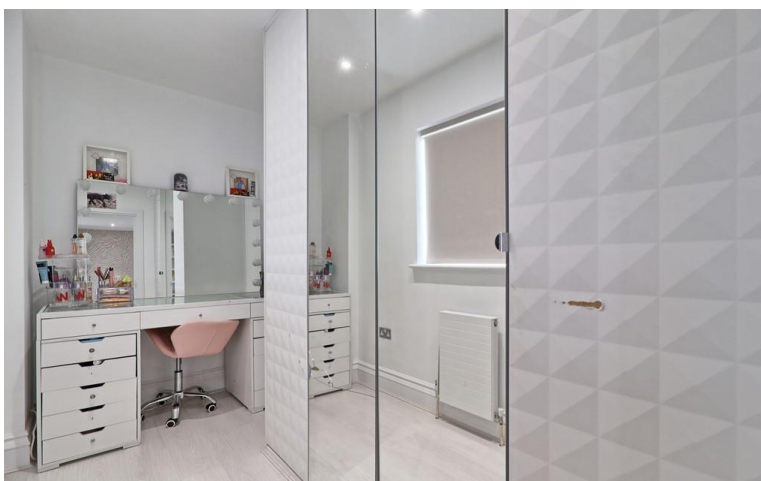
Fitted in a three piece suite comprising walk-in shower cubicle with glass screen with twin head plumbing shower. Wall mounted wash hand basin with vanity unit and close coupled WC. Tiled floor. Tiled walls. Obscure double glazed window to side. LED vanity mirror. Stainless steel towel rail/radiator. Flat plastered ceiling with spotlight.

### **BEDROOM**

13' 4" x 9' 5" (4.06m x 2.87m) Wood effect laminate flooring. Radiator. Two double glazed windows to front. Flat plastered ceiling with spotlights. Door to ensuite and dressing room.

### **DRESSING ROOM**

10' 6" x 5' 7" (3.2m x 1.7m) Wood effect laminate flooring. Radiator. Double glazed window to front. Flat plastered ceiling with spotlights. Built in wardrobes to one wall.





### **ENSUITE**

Three piece suite comprising walk-in shower with twin head shower and glass screen. Wash hand basement vanity unit and WC with concealed system. Tiled floor and walls. LED mirror. Stainless steel towel rail/radiator. Double glaze window to rear. Flat plastered ceiling with spotlights.

### **BEDROOM**

12' 4" x 8' 4" (plus large door recess/corridor)" (3.76m x 2.54m) Carpet. Radiator. Double glazed window to rear. Flat plastered ceiling with spotlights. Doors to dressing room and ensuite.



### **DRESSING ROOM**

8' 7" x 5' 7" (2.62m x 1.7m) Carpet. Radiator. Flat plastered ceiling with spotlight. Built-in wardrobes to one wall.

### **ENSUITE**

Fitted in a three piece suite. Self contained cubicle with twin shower. Wall mounted wash hand basin with vanity unit and WC with concealed system. Tiled floor. Tiled walls. LED vanity mirror. Stainless steel towel/radiator.



### **SECOND FLOOR LANDING**

Carpet. Wooden glazed handrail. Flat plastic ceiling with double glazed window to rear. Access to storage with lighting. Built-in doubled cupboard housing hot water tank. Doors to other rooms.

### **MASTER BEDROOM**

17' 1" x 11' 7" (5.21m x 3.53m) Carpet. Radiator. Double glazed window to front. Double glazed window to rear. Flat plastered ceiling with spotlights. Air-conditioning unit. Door giving access to dressing room.



### **DRESSING ROOM**

12' 8" x 6' 5" (3.86m x 1.96m) Carpet. Flat plastered ceiling with inset spotlights. Fitted with hanging rails, shelving, drawer packs and storage.



## **BATHROOM**

Stunning room featuring aspect with double glaze windows to front and rear. Featuring freestanding bath. WC with concealed cistern, Wash hand basin on worktop with vanity unit under. Walk- in open shower with glass screen. Twin head shower featured tiled panel. Tiled floors and walls. Two towel rails/radiator. Flat plastic ceiling with spotlights.

## **EXTERNALLY**

Property occupies a west facing and secluded corner plot backing directly onto open fields. Remainder laid to lawn with raised flower bed borders with mature tree and shrub borders providing seclusion and privacy. Boundary fences and brick walls. External lighting. External taps. Gated side access. Door to garage.



## **GARAGE**

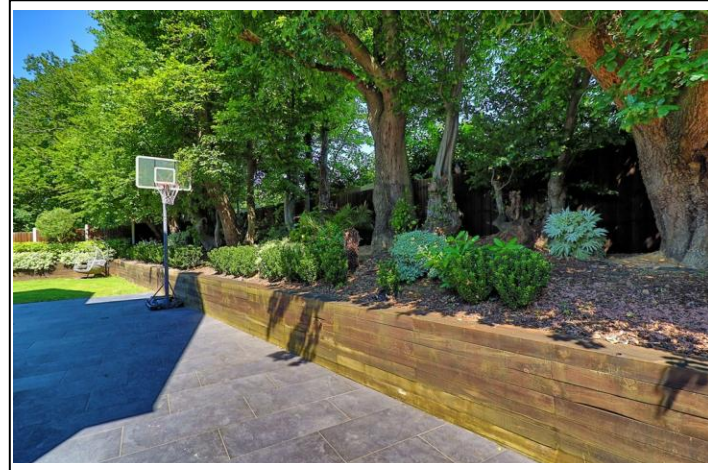
Detached brick built pitched roof double garage with twin remote controlled up and over doors with power and lights supplied. Personal entrance door to rear with staircase giving access to mezzanine floor above the garage which is currently fitted and utilised as two beauty/treatment rooms.



## **ADDITIONAL PARKING**

Via substantial paved frontage providing offstreet parking for a further six vehicles with privacy fencing. Raised flowerbeds and lighting.







Total Area: 223.0 m<sup>2</sup> ... 2401 ft<sup>2</sup> (excluding double garage)  
 Measurements are approximate for illustrative purposes only and may have been taken from the widest area  
 Floorplan Copyright The Estate Agents Photographer  
 www.theestateagentsphotographer.co.uk

Energy performance certificate (EPC)			
16 SOLBY WOOD PLACE BENFLEET SS7 2FS	Energy rating <b>B</b>	Valid until: 8 December 2030	Certificate number: 9350-3032-3149-0441-2206
Property type	Detached house		
Total floor area	213 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>.

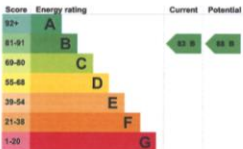
**Energy rating and score**

This property's energy rating is B. 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.

For properties in England and Wales:  
 the average energy rating is D  
 the average energy score is 60



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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