



Stow Road, Purleigh , Essex CM3 6RS
Price £1,750,000

Church & Hawes
Est. 1977
Estate Agents, Valuers, Letting & Management Agents

A significant bespoke residence, constructed to the owners high speciation with adjoining independent detached annexe, The MAIN house boasts 5 bedrooms all with ensembles, large lounge, study, luxury kitchen with large island, white quartz work surfaces and integrated appliances, adjoining breakfast room/sitting room and dining room all with PVCu glazing, air conditioning to the first floor and part ground floor, plus an air source heat pump which benefits from the government remuneration scheme.

The detached ANNEXE accommodation offers open plan kitchen dining room, ground floor shower room, studio and treatment room, this has been converted from what was originally a large garage, bedroom and ensuite, attached to the rear is a large bar and games room which opens out to a paved alfresco dining/party area with canopies providing cover from the sun and rain..

OUTBUILDINGS AND GARAGING: large carport, large garage, detached building with carport, garden machinery room and kennel, garden office.

EXTERNALLY: Formal gardens laid to lawns with naturally occuring pond, patio garden, dog run and paddock.

TOTAL LAND APX 5 ACRES subject to land survey.

Freehold. EPC: B. Council tax band: G.





MAIN HOUSE GROUND FLOOR

Composite entrance door and PVCu sealed unit double glazed side lights to: -

HALL

Smooth plaster ceiling, central staircase with split landing leading to first floor, understair cupboard, wood flooring underfloor heating, doors to:

BOOT ROOM 7'10" x 4' max. (2.39m x 1.22m max.)

Obscure PVCu sealed unit double glazed window to front, smooth plaster ceiling, wood floor with under floor heating.

CLOAKROOM

Obscure PVCu sealed unit double glazed window to front, smooth plaster ceiling, LED lighting, extractor fan, white low level w.c., vanity wash hand basin, half tiled, wood floor with under floor heating.

STUDY 19'3" x 14'3" (5.87m x 4.34m)

Square bay PVCu sealed unit double glazed windows to front and PVCu sealed unit double glazed widow to side, smooth plaster ceiling, underfloor heating, wood floor, fitted desk unit.

LOUNGE 27'9" x 15'3" (8.46m x 4.65m)

PVCu sealed unit double glazed window to side, PVCu sealed unit double glazed French doors and side lights to patio garden, smooth plaster ceiling, underfloor heating, wood floor, feature fireplace with hearth and display mantel over, inset cast iron log burner, TV point.

BEDROOM 5 15'3" x 12'3" (4.65m x 3.73m)

PVCu sealed unit double glazed window to side, PVCu sealed unit double square bay window to front, smooth plaster ceiling, underfloor heating.

EN-SUITE

Obscure PVCu sealed unit double glazed window to side, smooth plaster ceiling, LED lighting, extractor fan, chrome heated ladder rail towel rail, underfloor heating, white low level w.c., vanity wash hand basin, walk-in shower with glazed screen and tiled walls - remainder half tiled, tiled floor.

LAUNDRY ROOM 11' x 8'7" (3.35m x 2.62m)

Two PVCu sealed unit double glazed windows to side, half PVCu sealed unit double glazed door to side, smooth plaster ceiling, underfloor heating, tiled visible floor, fitted grey designer units comprising single drainer stainless steel sink unit with mixer tap inset work surface with cupboard and storage space under with plumbing for a washing machines, further work surface with storage space under, floor to ceiling larger cupboard, five wall cupboards and tiled splashbacks.

KITCHEN 18'3" x 16'10" (5.56m x 5.13m)

PVCu sealed unit double glazed window to side and PVCu sealed unit double glazed French doors and side lights to rear apex windows over, vaulted smooth plaster ceiling, LED lighting, wood floor, underfloor heating, designer grey high gloss kitchen units with white Quartz work surfaces comprising large central island and breakfast bar with underslung white one and a half ceramic bowl sink unit with mixer tap and boil tap, cupboard and integrated dishwasher under, pop-up power points, further work surface with pan drawers under, inset five ring induction hob and Quartz splashback, floor to ceiling wall units to one wall integrated fridge and freezer, integrated two Neff hide and slide ovens, Neff steamer and coffee machine, four wall cupboards, extractor fan, open to: -

BREAKFAST/SITTING ROOM 15'3" x 14' x 4" (4.65m x 4.27m x 1.22m)

PVCu sealed unit double glazed door to flank and side lights, smooth plaster ceiling, LED lighting, tiled floor, underfloor heating, media wall with inset feature electric fire, open to: -

DINING ROOM 15' x 12'6" (4.57m x 3.81m)

PVCu sealed unit double glazed bi-fold door to patio garden, French doors and side lights to rear, lantern light floor, underfloor heating.

FIRST FLOOR

LANDING 20'6" x 15'3" (6.25m x 4.65m)

Galleried, PVCu sealed unit double glazed door to balcony with stainless steel and glass balustrade, underfloor heating, access to loft space doors to:

PRINCIPLE BEDROOM 20'6" x 15'3" (6.25m x 4.65m)

PVCu sealed unit double glazed window to side and PVCu sealed unit double glazed French doors and side lights to rear apex windows over, vaulted smooth plaster ceiling, LED lighting, wood floor, underfloor heating door to:

WALK-IN WARDROBE 18'4" x 8' max. (5.59m x 2.44m max.)

Smooth plaster ceiling, LED lighting, wood floor, underfloor heating, storage solutions, hanging space and dressing table.

EN-SUITE 18'4" x 11'6" max. (5.59m x 3.51m max.)

Two PVCu sealed unit double glazed windows to rear, smooth plaster ceiling, extractor fan, LED lighting, chrome heated ladder towel rail, tiled visible floor, underfloor heating, white his & hers wash hand basins, panel enclosed bath with mixer tap and TV over, tiled to bath area, tiled splashbacks, walk-in shower with glazed screen, rain drop shower with tiled walls, low level w.c.

BEDROOM 2 16'3" x 15'4" (4.95m x 4.67m)

PVCu sealed unit double glazed French doors and side light to rear apex windows over, PVCu sealed unit double glazed window to side, vaulted ceiling, LED lighting, wood floor, underfloor heating, fitted wardrobes and desk/dressing table, door to:

EN-SUITE 11' x 5'7" (3.35m x 1.70m)

Obscure PVCu sealed unit double glazed window to side, smooth plaster ceiling, LED lighting, extractor fan, chrome heated ladder towel rail, white low level w.c., vanity wash hand basin, walk-in shower with glazed screen and tiled walls, tiled splashbacks, tiled visible floor, underfloor heating.

BEDROOM 3 15'3" x 14'3" (4.65m x 4.34m)

PVCu sealed unit double glazed windows to front and side, smooth plaster ceiling, wood floor, underfloor heating, desk/dressing table and wardrobes with double doors concealing access to the en-suite.

EN-SUITE 11' x 5'6" (3.35m x 1.68m)

Obscure PVCu sealed unit double glazed window to side, smooth plaster ceiling, LED lighting, extractor fan, white low level w.c., vanity wash hand basin, panel enclosed bath with mixer tap and TV over, tiled to bath, remainder half tiled, tiled visible floor, underfloor heating, chrome ladder towel rail.

BEDROOM 4 15'3" x 14'2" (4.65m x 4.32m)

PVCu sealed unit double glazed windows to front and side, smooth plaster ceiling, wood floor, underfloor heating, fitted wardrobes with central doors concealing en-suite, desk/dressing table.

EN-SUITE 11' x 7'5" (3.35m x 2.26m)

Obscure PVCu sealed unit double glazed window to front side, smooth plaster ceiling, LED lighting, extractor fan, chrome heated ladder towel rail, tiled visible floor, underfloor heating, white low level w.c. vanity wash hand basin, walk-in shower with glazed screen and rain drop shower, tiled to shower and tiled splashbacks.

EXTERIOR

FRONT

Driveway and parking for numerous cars leading to annexe, carport and garden machinery shed, kennel, dual side access to rear, 5 bar gate leading to the paddocks, remainder laid to lawn with fruit trees and mature hedging to boundary.

PADDOCKS TO REAR

FORMAL GARDENS

Laid to lawn with trees and shrubs, garden snug, naturally occurring pond with SUMMERHOUSE with deck and balustrade over looking the pond, PVCu sealed unit double glazed bi-fold doors, windows to front and side, light and power.

GARDEN OFFICE 10' x 9'5" (3.05m x 2.87m)

PVCu sealed unit double glazed to rear and side, half PVCu sealed unit double glazed door, wood floor, light and power, tongue and groove to walls.

REAR SUN TERRACE

Paved patio to flank and rear, raised decking area and glazed wind breaks, dog run to rear and gate to paddocks.

ANNEXE

Double carport, half PVCu sealed unit double glazed door to: -

KITCHEN/DINER 20'10" x 19'2" (6.35m x 5.84m)

PVCu sealed unit double glazed windows to front and rear, half PVCu sealed unit double glazed door to bar and games room, smooth plaster ceiling, LED lighting, wood floor, underfloor heating, white high gloss kitchen units with beech work surface comprising one and a half bowl stainless steel sink unit and mixer tap inset work surface, cupboard, integrated washing machine, adjacent work surface with reverse breakfast bar and cupboards under, further work surface, inset four ring ceramic hob with oven under and extractor fan over, cupboard and integrated dishwasher under, stainless steel extractor fan over, tiled splashbacks,, airing cupboard,door to studio and shower room, stairs rise to first floor.

SHOWER ROOM

Smooth plaster ceiling, LED lighting, extractor fan, chrome heated ladder towel rail, white low level w.c. vanity wash hand basin, walk-in shower with tiled walls, glazed screen and raindrop shower, tiled splashbacks, wall mirror, tiled visible floor, underfloor heating.

STUDIO 14'8" x 8'9" (4.47m x 2.67m)

PVCu sealed unit double glazed door and floor to ceiling window to front, door to: -

TREATMENT ROOM 14'8" x 11'8" (4.47m x 3.56m)

Obscure PVCu sealed unit double glazed window to rear, radiator, wood floor, dimmer switch.

FIRST FLOOR

LOUNGE 40'3" x 11'8" (12.27m x 3.56m)

PVCu sealed unit double glazed floor to ceiling window to front and velux window to side, wood floor, underfloor heating, sealed unit double glazed door to rear, door to: -

BEDROOM 21'7" x 13' (6.58m x 3.96m)

PVCu sealed unit double glazed window to front and sealed unit double glazed velux window to rear, smooth plaster ceiling, LED lighting, wood floor, underfloor heating, two storage cupboards.

WALK-IN WARDROBE

SHOWER ROOM 11'4" x 13' (3.45m x 3.96m)

Obscure glazed PVCu sealed unit double glazed window to front and sealed unit double glazed velux window to rear, smooth plaster ceiling, LED lighting, chrome heated ladder towel rail, wood floor, underfloor heating, white low level w.c. vanity wash hand basin, panel enclosed bath with mixer tap and shower attachment, walk-in tiled shower with screen doors.

GAMES ROOM/BAR 40'8" x 17' (12.40m x 5.18m)

PVCu sealed unit double glazed window to rear and PVCu sealed unit double glazed bi-fold doors, lantern light, air conditioning unit, wood floor, beech bar and stainless steel shelving, glass fronted beer fridges, dishwasher, display shelving.

GARAGE

Roller shutter door, half PVCu sealed unit double glazed door to side, a/c unit.

REAR

Patio with covered canopies for dry seating and al-fresco dining.

Agents Notes

Agents Note & Money Laundering & Referrals

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MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

