



## LANGLEY MEWS

RAYLEIGH, SS6 9XL

**GUIDE PRICE £775,000**  
**FREEHOLD**

\*\* SENSATIONAL DETACHED FAMILY HOME WITH BLISSFUL NATURE RESERVE VIEWS TO THE FRONT - FIVE BEDROOMS, FOUR RECEPTION AREAS AND A HOST OF MAJOR UPGRADES INCLUDING A STUNNING LANDSCAPED GARDEN - 2493 SQUARE FEET \*\* RP&C Estate Agents are delighted to bring to the market this superb family home which is located on Rayleigh's newest development on Wolsey Park still under NHBC. The property has been improved in recent months to include a beautiful landscaped garden, shutter blinds throughout, an air conditioning system and new electric garage doors. Guide Price £775,000-£800,000.

**RP&C.**  
RICKY, PLANT & CHEN-PORTER

# LANGLEY MEWS

- Executive five bedroom detached house on an impressive plot
- Overlooks open fields and small lake
- Four reception areas including a recently completed dining room extension
- Three bathrooms plus guest w.c - Stunning & improved decor throughout
- Bespoke kitchen with breakfast bar & utility room
- Gorgeous landscaped rear garden of great size
- Double garage & dual width driveway
- Highly sought after Wolsey Park Development
- Easy access to highly regarded primary & secondary schools
- Within 1 mile of Rayleigh mainline station & High Street



This beautifully appointed residence offers luxurious accommodation spread across three meticulously designed floors, finished to the highest of standards throughout.

Upon entering, you're welcomed by a spacious and elegant entrance hallway, providing access to a well-proportioned study—perfect for home working—as well as a generous living room ideal for relaxing and entertaining. A stylish guest WC adds convenience, while the highlight of the ground floor is undoubtedly the full-width kitchen family room. This expansive space boasts premium fittings, integrated appliances, and French doors that open out to the beautifully landscaped garden, seamlessly blending indoor and outdoor living.

Upstairs, the first floor features a spacious landing leading to three well-sized bedrooms, including a luxurious principal suite complete with its own opulent four-piece ensuite bathroom. A separate contemporary family bathroom serves the additional bedrooms with equal style and comfort.

The top floor is home to two further impressive double bedrooms, including a grand principal bedroom offering breathtaking views over the adjacent nature reserve. This floor is further enhanced by a sleek additional shower room, perfectly positioned to serve both bedrooms.

Additional features include double-glazed windows adorned with bespoke shutter blinds, a recently landscaped rear garden with newly laid lawn and a striking feature patio area—ideal for alfresco entertaining. The property also benefits from a double garage and a generous dual-width driveway to the front, providing ample off-road parking.

This is a truly stunning home that combines refined design, generous proportions, and an enviable setting to deliver the very best in modern luxury living.

## Entrance Hallway

## Guest w.c

A beautiful white suite with a sink unit and w.c.

## Living Room

Stunning views onto the nature reserve.

## Study

Again enjoying stunning views onto the nature reserve.

## Kitchen/Family Room

A beautiful and redesigned space with upgraded storage units complemented with Granite worktops. French doors enter onto the landscaped rear garden.

## Dining Room Extension

This extension was completed in late 2025 and has open access from the kitchen/family room, perfect

for socialising and gatherings. There are French double glazed doors and a skylight window and overlooks the professionally landscaped rear garden.

#### **Utility Room**

Matching the kitchen design and housing space for utility appliances.

#### **First Floor Landing**

#### **Principal Bedroom**

A large double bedroom with wonderful views over the nature reserve and lake.

#### **Four Piece En Suite Bathroom**

A great size four piece suite designed to a high specification.

#### **Double Bedroom**

The two double bedrooms currently conjoin. This can easily be reverted back to two separate rooms if required.

#### **Double Bedroom**

The two double bedrooms currently conjoin. This can easily be reverted back to two separate rooms if required. Wonderful views over the nature reserve and lake.

#### **Family Bathroom**

A convenient three piece suite servicing the remaining two double bedrooms.

#### **Second Floor**

#### **Grand Double Bedroom**

A large double bedroom benefitting from far reaching views over the nature reserve, lake and across Rayleigh.

#### **Double Bedroom**

A large double bedroom benefitting from far reaching views over the nature reserve, lake and across Rayleigh.

#### **Shower Room**

perfect for servicing the remaining two upper floor bedrooms.

#### **Stunning Landscaped Garden**

A meticulously planned and designed garden ideal for al fresco dining and entertaining. A newly laid lawn and raised flower beds complete this superb design.

#### **Front**

Dual width driveway allowing for multiple cars. Access to the double garage.

#### **Double Garage**

Newly installed electric up/over twin doors. Power and light connected.

#### **Agents Note**

Despite only being owned since November 2024 by the current seller, the property has been installed with bespoke shutter blinds, new electric garage doors, air conditioning units and a fully landscaped garden. The property has also undergone an extension to the rear and completed in late 2025.

## LANGLEY MEWS





# LANGLEY MEWS

## ADDITIONAL INFORMATION

**Local Authority** – Rochford

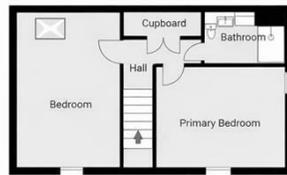
**Council Tax** – Band F

**Viewings** – By Appointment Only

**Floor Area** – 2493.00 sq ft

**Tenure** – Freehold





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		90	91
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements

RP & C Estate Agents  
15 Nelson Street  
Southend On Sea  
SS1 1EF

01702 844984  
info@rpcestateagents.co.uk  
www.rpcestateagents.co.uk

**RP & C.**  
RICKY, PLANT & CHEN-PORTER