



Brown & Brand

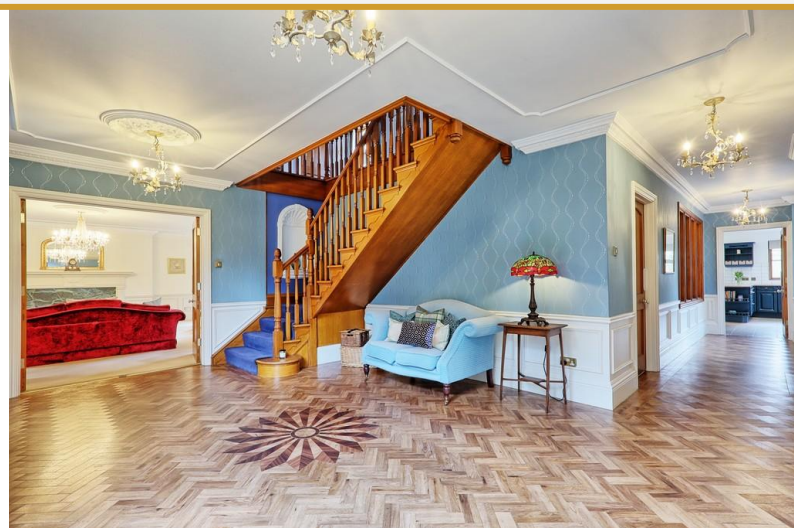


## Bramble Hall Lane

Daws Heath, SS7 2XG

- Substantial Six-bedroom detached residence in sought-after rural Daws Heath
- Settings over approximately 2.5 acres of private secluded grounds
- Impressive indoor heated swimming pool complex
- Multiple reception rooms including lounge, dining room, snug & games room

**Offers In Excess Of £2,400,000**





## Property Description

**OPEN DAY MAY 2<sup>ND</sup> BETWEEN 10-2PM.  
PLEASE CALL TO ARRANGE YOUR VIEWING!**

Set within 2.5 acres approximately of private landscaped gardens in rural Daws Heath, this exceptional six-bedroom detached home offers space, style and lifestyle. Features include multiple reception rooms, a stunning open-plan kitchen/dining area with orangery and a heated indoor swimming pool complex.

The first floor comprises six generous bedrooms including a principal suite with dressing room and en-suite plus additional en-suites, Jack & Jill bathroom and a family bathroom.

Externally, the property enjoys a sweeping driveway, triple garage and private gardens with patio, mature trees and expansive lawns. This is a rare family home in a peaceful rural setting.





#### **ENTRANCE PORCH**

12' x 9' 3" (3.66m x 2.82m) A charming and character-rich introduction to the home, featuring tiled flooring and exposed handmade brickwork that immediately conveys warmth and craftsmanship. Double-glazed windows to the front and side elevations flood the space with natural light, while a hardwood door with original stained-glass side panels provides an elegant transition into the main residence.

#### **ENTRANCE HALLWAY**

A truly impressive reception space, designed to set the tone for the entire home. The hallway is flooded with natural light via striking floor-to-ceiling double-glazed windows to the front elevation. Amtico flooring runs underfoot, complemented by decorative covings, two elegant ceiling roses, and detailed wall panelling. A beautifully crafted oak staircase rises to the first floor, while multiple storage cupboards are discreetly integrated, combining practicality with style.



#### **LOUNGE**

31' 8" x 21' 4" (9.65m x 6.5m) An exceptional principal reception room of grand proportions, ideal for both formal entertaining and relaxed family living. This elegant dual-aspect space is bathed in natural light from multiple double-glazed windows and doors, which open directly onto the rear garden, creating a seamless indoor-outdoor connection. A marble feature fireplace forms a striking focal point, while refined details such as wall panelling, covings, and a ceiling rose enhance the room's timeless appeal. Three radiators and a dedicated media point complete the space.

#### **DINING ROOM**

20' 9" x 14' 8" (6.32m x 4.47m) A beautifully balanced formal dining space, perfectly suited to hosting on both an intimate and larger scale. Double-glazed doors open onto the garden, allowing for effortless entertaining during the warmer months. The room is finished with elegant panelling, decorative covings, a ceiling rose, and plush carpeting, all contributing to a sophisticated atmosphere.



#### **KITCHEN/DINING ROOM**

32' 3" x 14' 19" (9.83m x 4.75m)

#### **KITCHEN AREA**

A superbly appointed and highly functional kitchen fitted with bespoke wooden in-frame cabinetry and complemented by premium Corian work surfaces. A 1½ bowl sink unit with mixer tap and drainer is seamlessly integrated, alongside a comprehensive range of appliances including oven, grill, microwave, and dishwasher. The space is further enhanced by tiled splash backs, a gas hob with extractor above and a generously sized pantry cupboard. Double-glazed windows overlook the garden, while a smooth plaster ceiling with inset spotlights and covings adds a contemporary finish. Amtico flooring and radiator.

#### **DINING AREA**

Positioned to enjoy garden views the dining area benefits from double-glazed doors opening directly onto the patio along with a rear-facing window providing additional natural light. Finished with Amtico flooring a radiator and a smooth plaster ceiling with covings, this space is ideal for everyday living as well as informal entertaining.



#### **ORANGERY**

18' 51" x 14' 6" (6.78m x 4.42m) A stunning architectural addition, designed to maximise light. Featuring a double-glazed pitched roof and quarry tiled flooring the orangery offers a tranquil and versatile living space-perfect as a garden room, additional sitting area or informal entertaining space throughout the year.

#### **STUDY**

13' 9" x 9' 6" (4.19m x 2.9m) A bright and well-appointed home office, ideal for modern working requirements. The room features a double-glazed front-facing window, wooden flooring, radiator, smooth plaster ceiling with covings and a built-in storage cupboard.



### **BILLIARDS/GAMES ROOM**

27' 9" x 19' 8" (8.46m x 5.99m) A superb leisure and entertainment space of impressive scale, comfortably accommodating a full-size snooker table. Double-glazed windows to the front and side elevations provide natural light while carpeted flooring, radiators to three walls and decorative wall panelling enhance comfort and style. A ceiling rose and coving complete the refined aesthetic, with direct access to:

### **SNUG**

18' 9" x 14' 9" (5.72m x 4.5m) A warm and inviting retreat ideal for more relaxed living. Double-glazed windows to the side allow for natural light while carpeted flooring, wall panelling and a smooth plaster ceiling with coving and two ceiling roses create a cosy yet elegant ambiance. A large storage cupboard adds further practicality.

### **UTILITY ROOM**

14' 9" x 8' 3" (4.5m x 2.51m) A highly functional and well-equipped space fitted with base and eye-level units and work surfaces incorporating a stainless-steel sink with tap and drainer. There is space and plumbing for both washing machine and tumble dryer. Finished with tiled flooring and a smooth plaster ceiling with coving the room also houses a commercial-grade boiler within a dedicated cupboard. A door leads to a sheltered walkway with quarry tiled flooring and original stained-glass detailing.

### **GROUND FLOOR WC**

Elegantly presented with a two-piece suite comprising a WC and wall-mounted wash hand basin with tiled splashback. Additional features include tiled flooring, coving, radiator and a double-glazed window to the side

### **SWIMMING POOL ROOM**

45' 8" x 29' 8" (13.92m x 9.04m) A truly spectacular highlight of the home this remarkable leisure space has been designed to evoke a sense of luxury and tranquillity. The dramatic vaulted ceiling crafted in a Scandinavian "upturned boat" style creates an architectural focal point of real distinction. Extensive glazing to both sides along with double doors opening onto the gardens floods the space with natural light.

The heated indoor swimming pool is surrounded by tiled flooring and generous seating areas, offering a private resort-style environment ideal for relaxation, family enjoyment or entertaining guests.

### **CHANGING AREA**

9' 8" x 9' 6" (2.95m x 2.9m) A well-designed supporting space with tiled flooring, double-glazed window to the side and direct access to a shower area.

### **SEPARATE WC**

Fitted with a low-level WC and pedestal wash hand basin, complemented by tiled splashback and a double-glazed window to the front.

### **LANDING**

A spacious and light-filled galleried landing enhanced by double-glazed windows to both the front and rear elevations offering attractive views across the surrounding grounds. The space features fitted carpeting, decorative coving, radiators to two walls and an airing cupboard housing the hot water tank.

### **MASTER BEDROOM**

19' 9" x 14' 5" (6.02m x 4.39m) A luxurious principal suite offering generous proportions and an abundance of natural light from dual-aspect windows. The room features fitted carpet, coving, radiator, and extensive fitted wardrobes.

### **DRESSING ROOM**

Well-appointed with fitted wardrobes, a double-glazed window to the side, radiator and matching finishes.





#### **EN-SUITE BATHROOM**

A beautifully finished four-piece suite comprising twin vanity basins, Jacuzzi corner bath and WC. Completed with tiled flooring, partly tiled walls, radiator and a double-glazed window to the front.

#### **BEDROOM TWO**

15' 6" x 14' 9" (4.72m x 4.5m) A spacious double bedroom with dual-aspect double-glazed windows, fitted wardrobes, laminate flooring, radiator, and decorative coving.

#### **EN-SUITE**

Comprising a bath with shower attachment, WC and vanity sink unit, finished with tiled flooring and partly tiled walls.

#### **BEDROOM THREE**

14' 9" x 10' 6" (4.5m x 3.2m) A well-proportioned bedroom with fitted wardrobes, double-glazed window to the front, radiator and coving with access to a Jack & Jill en-suite.

#### **BEDROOM FOUR**

14' 9" x 10' 3" (4.5m x 3.12m) Similarly well-sized featuring wooden flooring, fitted wardrobes, radiator and double-glazed window to the front also sharing the Jack & Jill en-suite.

#### **JACK AND JILL EN-SUITE**

Fitted with double sinks, shower cubicle and WC, complemented by tiled flooring, partly tiled walls, radiator and window to the front.

#### **BEDROOM FIVE**

14' 2" x 11' 4" (4.32m x 3.45m) A comfortable double bedroom with fitted carpet, radiator, coving and double-glazed window to the side.

#### **EN-SUITE**

Three-piece suite including bath with shower attachment, vanity unit and WC.

#### **BEDROOM SIX**

14' 9" x 10' 9" (4.5m x 3.28m) A well-sized bedroom with rear-facing double-glazed window, fitted carpet, radiator and coving.

#### **FAMILY BATHROOM**

Fitted with a corner Jacuzzi bath, WC and vanity sink unit, finished with tiled flooring, partly tiled walls, radiator and decorative coving.

#### **OUTSIDE**

#### **REAR GARDENS AND GROUNDS (APPROXIMATELY 2.5 ACRES)**

The property is set within approximately 2.5 acres of stunning private grounds offering a rare sense of space and tranquillity. The gardens are predominantly laid to lawn and interspersed with mature trees, established borders and carefully maintained planting.

A generous patio area immediately to the rear of the property provides the perfect setting for outdoor dining and entertaining while a dedicated herb garden and rose beds add charm and character. The expansive grounds offer significant potential for further landscaping, recreational use or simply enjoying the privacy and natural surroundings.

#### **FRONT GARDEN AND DRIVEWAY**

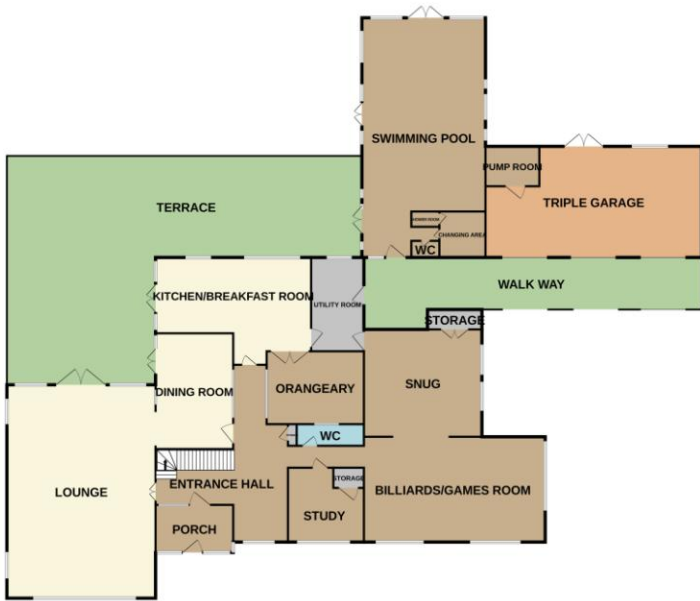
A sweeping block-paved carriage driveway provides an impressive approach bordered by mature trees, manicured lawns and hedging. The property benefits from extensive off-street parking for multiple vehicles, all set within a private and secure environment.

#### **TRIPLE GARAGE**

32' 6" x 22' 4" (9.91m x 6.81m) A substantial detached triple garage with three up-and-over doors power and lighting. The building also features rear-facing windows and a door to the garden along with access to the pump room housing the swimming pool's heating and mechanical systems.



GROUND FLOOR



1ST FLOOR



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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**Material Information**  
Powered by **kotini**

Brown & Brand logo.

**Energy performance certificate (EPC)**

Bramble Hall Bramble Hall Lane BENFLEET SS7 2XG	Energy rating	Valid until:	9 April 2036
	<b>D</b>	Certificate number:	8336-4624-2600-0289-0202

Property type: Detached house  
Total floor area: 499 square metres

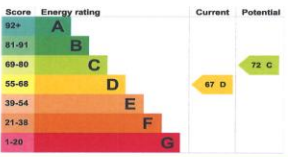
**Rules on letting this property**

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 D. It has the potential to be C.  
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.

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



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