



Daws Heath Road, Benfleet
£2,150,000

home.

81 Daws Heath Road

Benfleet

SS7 2TA



- Incredible Detached Family Home
- Impressive Plot Extending To Approximately 300 Feet
- Outstanding Open Plan Kitchen & Entertaining Space Which Flows To The Outdoor Entertaining Spaces
- Separate Laundry Room, Boot Room & Bespoke Designed Cinema Room
- Four Double Bedrooms Each With Its Own Luxurious En-Suite Bathroom
- Principal Suite With bespoke dressing room, en-suite bathroom & Private Terrace
- Stunning Rear Garden With Heated Swimming Pool & Pool House
- Sweeping In & Out Driveway Providing Extensive Parking & Garage

Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

📞 01702 480 033





Home of Leigh are delighted to offer for sale this incredible four bedroom detached family home occupying an impressive plot extending to approximately 300 ft, enjoying an enviable position adjacent to open fields.

This outstanding four-storey property extends to approximately 5,300 sq ft and offers an exceptional blend of luxury, space and contemporary design, built to the owners' exacting specification in 2018. Thoughtfully designed throughout to provide stylish and versatile living accommodation, expansive open-plan living spaces, striking architectural features and high-quality finishes combine to create a truly remarkable home.

The accommodation is arranged over four floors and centres around a contemporary living environment on the lower ground floor, with an outstanding open-plan kitchen and entertaining space flowing through to an outdoor entertaining area, along with a separate laundry room, boot room and bespoke-designed cinema room.

To the ground floor there is a wonderful reception hall, guest cloakroom, bespoke fitted office and a fabulous lounge with an adjacent dining room providing access to a substantial first-floor terrace overlooking the gardens.

There are four generous double bedrooms arranged over two floors, each benefitting from luxurious en-suite bathrooms, including an exceptional principal suite featuring a bespoke dressing room, elegant en-suite bathroom and direct access to a private terrace overlooking the stunning swimming pool and entertaining area below, creating a true hotel-style retreat.

To the rear, the beautifully established gardens provide a secluded oasis, with extensive lawn areas framed by mature planting and well-stocked borders. The generous proportions of the plot offer an enviable level of privacy, making it an ideal setting for both relaxation and entertaining.

A sweeping in-and-out driveway creates an impressive first impression, providing off-road parking for numerous vehicles and leading to an integral garage.

Accommodation Comprises:

The property is approached via entrance door leading to:

Reception Hall:

A very grand and impressive reception hall with large porcelain tiled floor throughout and matching stairs leading to both the lower ground floor level and the first & second floors, coved cornice to ceiling, built-in cloaks cupboard, under floor heating, doors to:

Guest Cloakroom:

Double glazed window to front aspect, modern suite comprising; low level WC, pedestal wash hand basin, fully tiled to surrounding walls, ceramic tiled flooring, coved cornice to smooth plastered ceiling with inset spotlighting, under floor heating.

Study:

16'3 x 12'7

A very spacious study with double glazed window to front aspect, ceramic tiled flooring, coved cornice to ceiling with inset spotlighting, bespoke range of fitted floor to ceiling storage to the expanse of one wall, under floor heating, Sonos amps control centre and security cameras.

Lounge:

19'11 x 17'7

Double glazed bay window to rear aspect with adjacent double glazed French doors opening out to a fabulous terrace overlooking the rear garden, carpeted, coved cornice to ceiling with built-in sonos speakers, feature fireplace with gas coal effect fire, under floor heating, glazed double doors leading through to the dining room.

Dining Room:

19'11 x 19'0

Double glazed bay window to rear aspect with adjacent double glazed French doors opening out to a fabulous terrace overlooking the rear garden, carpeted, coved cornice to ceiling with built-in sonos speakers, feature fireplace with gas coal effect fire, under floor heating,

Lower Ground Floor Accommodation:**Hallway:**

With a continuation of porcelain tiled flooring, coved cornice to ceiling with inset spotlighting, doors to:

Open Plan Kitchen & Family Room:

36'11 x 23'1

An incredible room with three clearly defined entertaining areas including a kitchen/breakfast area, dining area and sitting area, all of which are flooded with light from two sets of double glazed French doors and a set of bi folding doors which open out onto the rear garden. The kitchen area is fully fitted by MOYLANS and comprises a central island providing ample storage and QUARTZ work tops with inset sink unit with hot/cold/sparkling Zip tap, GAGGENAU hob with remote extractor hood above, further range of matching work tops with cupboards and drawers beneath incorporating two bin storage cupboards and an array of integrated appliances which include two GAGGENAU ovens with warming drawer beneath, GAGGENAU coffee machine, GAGGENAU fridge and separate freezer, additional MIELE under counter fridge, MIELE dishwasher, LIEBHERR wine fridge integrated into a cool bar area with ample storage and shelving with concealed lighting, porcelain tiled flooring throughout, coved cornice to ceiling with inset spotlighting and sonos speakers, under floor heating.

Kitchenette:

Double glazed window to side aspect, stainless steel sink unit with mixet tap, inset into a range of QUARTZ work surfaces with cupboards beneath, built-in Hotpoint oven and electric hob with extractor hood above, further range of matching eye level wall mounted units, integrated BOSCH fridge and separate freezer, integrated KENWOOD dishwasher, coved cornice to ceiling with inset spotlighting, under floor heating.

Cinema Room:

26'11 x 15'7

With projector screen, air conditioning unit, underfloor heating and recycled air unit.

Utility Room:

Sink unit with mixer tap, inset into a range of work surfaces with cupboards beneath, appliance space and plumbing for washing machine and tumble dryer, air conditioning unit, coved cornice to ceiling with inset spotlighting, under floor heating.

Boot Room:

12'7 x 9'8

Double glazed window and door to side aspect, sink unit with mixer tap, inset into a range of work tops, matching eye level wall mounted units, tiled flooring, under floor heating.

Boiler Room:

12'7 x 6'3

With boiler and hot water tanks.



**Shower Room:**

Double glazed window to side aspect, modern three piece suite comprising; fully tiled shower cubicle, low level WC, wash hand basin, fully tiled to surrounding walls, tiled flooring, smooth plastered ceiling with inset spotlighting, heated towel rail, underfloor heating.

First Floor Landing:

Double glazed window to side aspect, ceramic tiled flooring, built-in storage cupboard, coved cornice to ceiling, under floor heating, doors to:

Master Suite:

A fabulous master suite which opens out on to a wonderful terrace.

Bedroom:

25'2 x 16'6

Double glazed windows to rear aspect with adjacent double glazed French doors to the terrace, carpeted, coved cornice to ceiling with inset spotlighting and sonos speakers, under floor heating, doors to both en suite bathroom and walk-in closet.

En Suite Bathroom:

11'6 x 10'7

Double glazed window to rear aspect, luxury fitted suite comprising; sunken air bath with mixer tap, twin wash hand basins with vanity storage beneath, low level WC, fully tiled walk-in shower, coved cornice to ceiling with inset spotlighting, porcelain tiled flooring, under floor heating.

Dressing Room:

11'6 x 7'7

With bespoke fitted storage, shelving and hanging space, carpeted, coved cornice to ceiling with inset spotlighting, Sonas speakers.

Bedroom Two:

17'8 x 14'10

Double glazed window to front aspect, carpeted, coved cornice to ceiling with inset spotlighting and sonos speakers, dressing area with a range of fitted floor to ceiling wardrobes and shelving, under floor heating, door to:

En Suite Bathroom:

7'7 x 5'4

Double glazed window to side aspect, modern suite comprising; shower, bath with mixer tap, low level WC, wash hand basin with mixer tap, fully tiled to surrounding walls, heated towel rail, under floor heating.

Bedroom Three:

20'9 x 16'2

Double glazed window to front aspect with adjacent double glazed French doors to the balcony, carpeted, coved cornice to ceiling with inset spotlighting and sonos speakers, range of fitted wardrobes, under floor heating, door to:

En Suite Shower Room:

7'7 x 5'4

Double glazed window to side aspect, modern suite comprising; fully tiled walk-in shower, low level WC, wash hand basin with mixer tap, tiled flooring, smooth plastered ceiling, under floor heating.

Second Floor Landing:

Door to:

Bedroom Four:

26'4 x 20'8

An extremely spacious self contained top floor bedroom suite. Double glazed windows to front and rear aspects, carpeted, two built-in storage cupboards and additional eaves storage cupboards, smooth plastered ceiling with inset spotlighting, three radiators, doors to kitchenette and en suite.

Kitchenette:

8'10 x 6'5

Fitted to include a stainless steel sink unit with mixer tap, inset into a range of square edge work tops with cupboards beneath, built-in oven, fridge, dishwasher and electric hob, tiled flooring.

En Suite Shower Room:

11'1 x 7'10

Double glazed window to rear aspect, modern suite comprising; bath with mixer tap, fully tiled shower cubicle, low level WC, wash hand basin with mixer tap and vanity storage beneath, fully tiled to surrounding walls, heated towel rail.

Externally:

Rear Garden:

The property stands on a generous size plot which backs directly onto open fields and commences with an extensive patio area to the immediate rear from the kitchen, creating a fantastic space for entertaining. There is a covered bar area with integrated fridges and counter top, lighting which overlooks the heated swimming pool and Sonos speakers. Beyond this there is large lawn area with inset flower and shrubs along with screen panelled fencing which leads to the extreme rear where there is a further patio area and access to the pool house.

Front Garden:

The front of the property is paved providing off street parking for several vehicles via sweeping in and out driveway and which gives access to:

Garage:

17'10 x 10'10

With up and over electric garage door, power and lighting connected.

Location

Occupying a highly desirable position on Dawes Heath Road and backing directly onto open fields, this property enjoys the perfect balance of semi-rural surroundings and excellent connectivity. The A127 is easily accessible, providing convenient road links across Essex and into London, making the location particularly attractive to city commuters. Both Benfleet and Rayleigh railway stations are within easy reach, offering regular services to London Fenchurch Street and Liverpool Street respectively. For international travel, London Southend Airport is also conveniently located nearby. The area is further enhanced by its proximity to local amenities, highly regarded schools, woodland walks and the open green spaces that make Dawes Heath such a sought-after place to live.















Property Details

4 Bedrooms
3 Bathrooms
4 Reception Rooms
House - Detached

Approx. sq ft
EPC band:
Tenure: Freehold
Council Tax Band:

£2,150,000

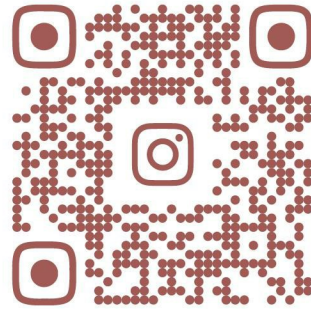


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